



Northumberland

County Council

COMMITTEE HEALTH AND WELLBEING OVERVIEW AND SCRUTINY COMMITTEE

DATE: 5 JULY 2022

TITLE OF REPORT DELIVERING ON THE EXTRA CARE AND SUPPORTED HOUSING STRATEGY

Report of Director of Adult Social Services

Cabinet Member: Councillor Wendy Pattison, Adults' Wellbeing

Purpose of report

To update Members on the delivery against the Extra Care and Supported Housing Strategy to date.

Recommendations

Overview and Scrutiny Committee is asked to note the progress to date and future plans.

Link to Corporate Plan

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

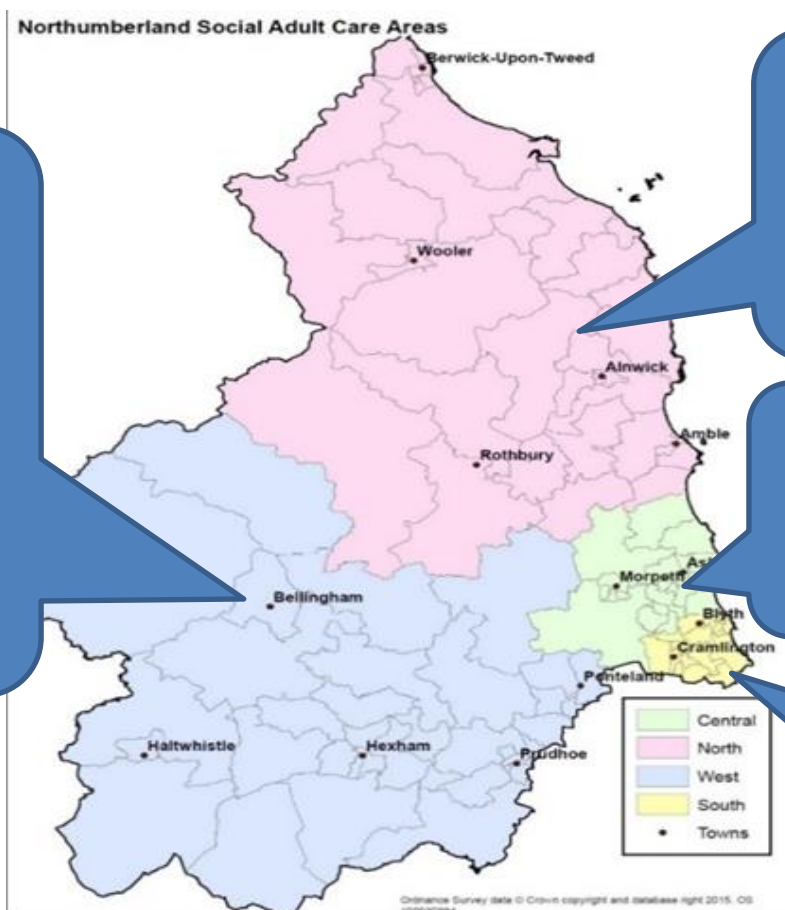
Key issues

1. Following the adoption of the Extra Care and Supported Housing Strategy in July 2018 the Targeted Accommodation Programme Board was established to oversee delivery of Supported Housing projects
2. Since 2018 work has been undertaken to build, purchase, remodel or commission 39 Independent Supported Living projects, predominantly for adults with Learning Disabilities and/or Mental Health conditions. Additionally, one large project for older people has been completed which was positively received and was oversubscribed by prospective tenants. These schemes offer an additional 277 units of accommodation.
3. There are now 750 units of independent supported accommodation in Northumberland, however, there is still an undersupply and the long-term impact of the pandemic on the care home sector could potentially increase demand.
4. Developments for older people have proved difficult to progress due to site availability and cost. It is anticipated demand for independent supported accommodation for older people will increase and this is an area of focus for Adults Social Care going forward. There remains a market of providers who are keen to progress this type of accommodation.

5. There is a programme of projects that are in various stages of the development process that, if completed, will offer an additional 227 units of supported accommodation. Four of the schemes are due to complete this year.
6. Developments included in the programme were severely impacted the pandemic, with many schemes being paused, some being mothballed, and some being cancelled.
7. While some of the projects are progressing again, all development projects are being impacted by the global rise in the cost of raw materials and the nationwide increase in labour costs, which has rendered some schemes unviable.
8. No Council capital investment has been required in any of the schemes delivered to date, investment has been from Government, social or private sources and therefore the council has capital available. Adult Social Care are considering the investment of Social Care Capital Grant to progress schemes with a funding gap, where there is demonstrated need and demand and the scheme meets Council and Adult Social Care objectives.
9. A refresh of the Extra Care and Supported Housing Strategy is planned to be completed by the end of this financial year to reflect the work already completed and ascertain the priorities for the next 3 to 5 years.

Background

1. The Targeted Accommodation Programme Board was established to support the delivery of Supported Housing across the county. The Board was Chaired by the Executive Director of Adult and Children's Services, but the Chair has passed to the Director of Adult Social Services from May 2022. Representatives from Adult Social Services, Housing, Planning, Strategic Estates and Business Development sit on the Board, along with the Portfolio Holder for Adults Wellbeing, Councillor Wendy Pattison. The Board meets six weekly and Adults Social Care Officers update on progress of the developments.
2. Adult Social Care Officers have been working with partners to bring forward projects across the county. The map below shows the total number of supported housing schemes currently in existence in Northumberland.



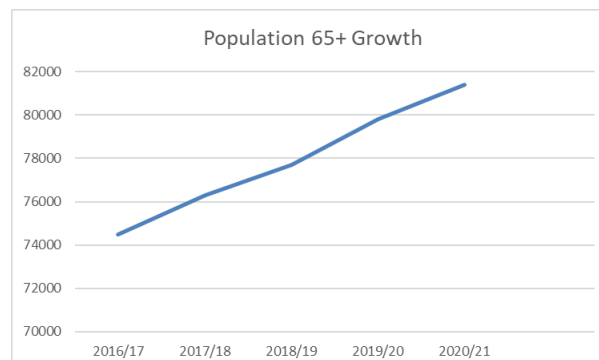
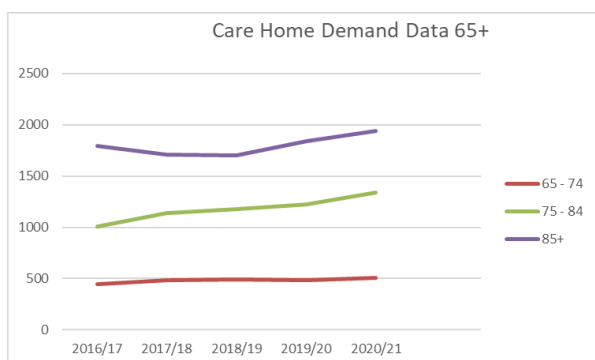
West Area – 2 Schemes for older people offering 105 units of accommodation. 1 intergenerational Scheme offering 12 units of accommodation. 63 Schemes for adults with Learning and/or Physical Disabilities, and/or Mental Health Conditions offering 160 units of accommodation

North Area – 1 Scheme for older people offering 58 units of accommodation. 12 Schemes for adults with Learning and/or physical disabilities and/or Mental Health Conditions offering 34 units of accommodation

Central Area - 59 schemes for adults with Learning and/or Physical Disabilities, and/or Mental Health Conditions offering 148 units of accommodation

South Area – 1 scheme for older people offering 60 units of accommodation. 73 Schemes offering 173 units of accommodation

3. A report on the Care Homes Market published by Laing and Buisson in 2020/21 states that market demand for care homes has been declining in real terms for the last 2 decades, at a time when the population over 65 years has increased significantly. It is clear that Covid had a significant impact on the care home sector and this could be seen in a further 8% national decline in demand. However, it is unclear what the position will be moving forward post covid. The graphs below show the population growth in people over 65 years in Northumberland over the last 5 years and demand for older persons care homes for the same period. The graphs highlight that, in common with the findings of the Laing Buisson report, in Northumberland the population over 65 years has grown significantly while demand for care homes has remained relatively flat, indicating declining demand in real terms. This trend is expected to continue.

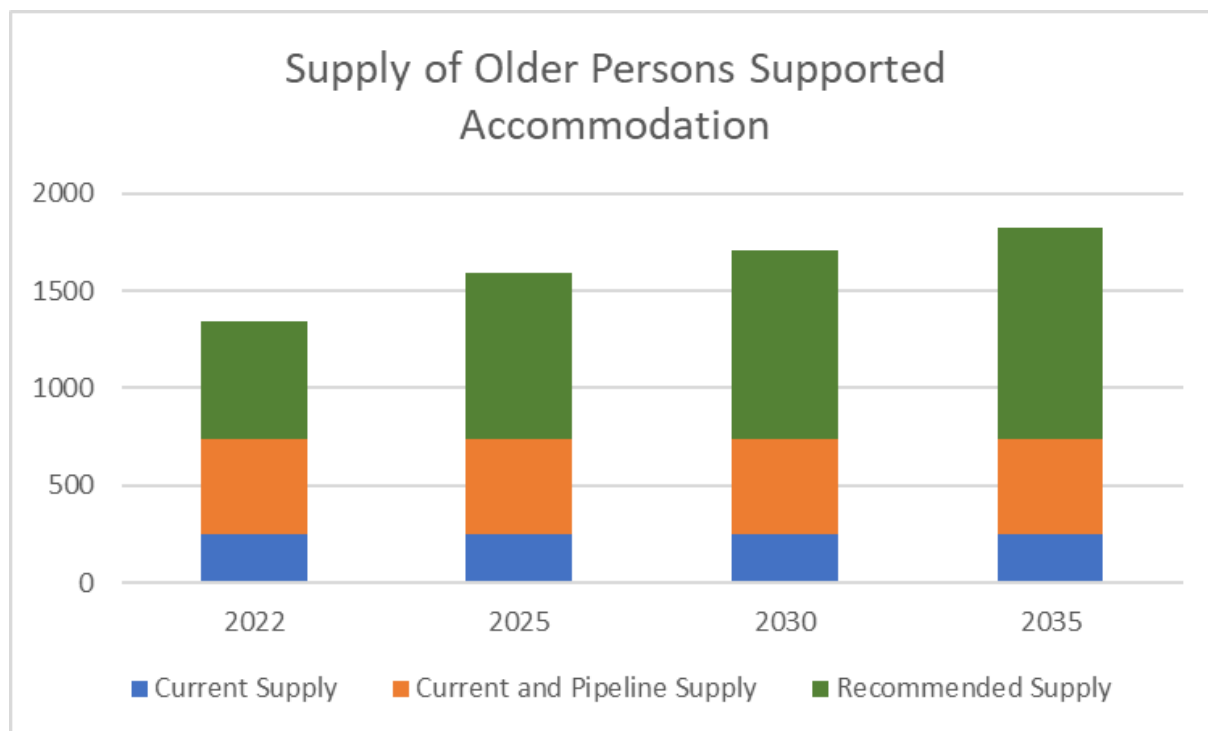


4. The Laing and Buisson report also identifies that demand for supported independent living for older people has significantly increased over the same period, in correlation with the reduction in demand for care homes and the two together almost track the increase in ageing population, suggesting substitution in the market. It continues to be Adult Social Care's view that over time an increasing proportion of older people in need of high levels of care and support are likely to prefer alternative models of accommodation with care, such as independent supported housing and a longer-term consequence of the pandemic may be to accelerate that trend.
5. Using a Housing for Older People Supply tool that had been jointly developed by the Centre for Regional Economic and Social Research at Sheffield Hallam University and the University of Sheffield, a shortfall in supply of specialist supported accommodation of 354 units for older people is identified. The tool accounts for local demographic, health and place trends and the chart in paragraph 7 shows the shortfall between current supply and the recommended supply in Northumberland. Specialist Supported accommodation includes Enhanced Sheltered and Extra Care.

Developments in Northumberland

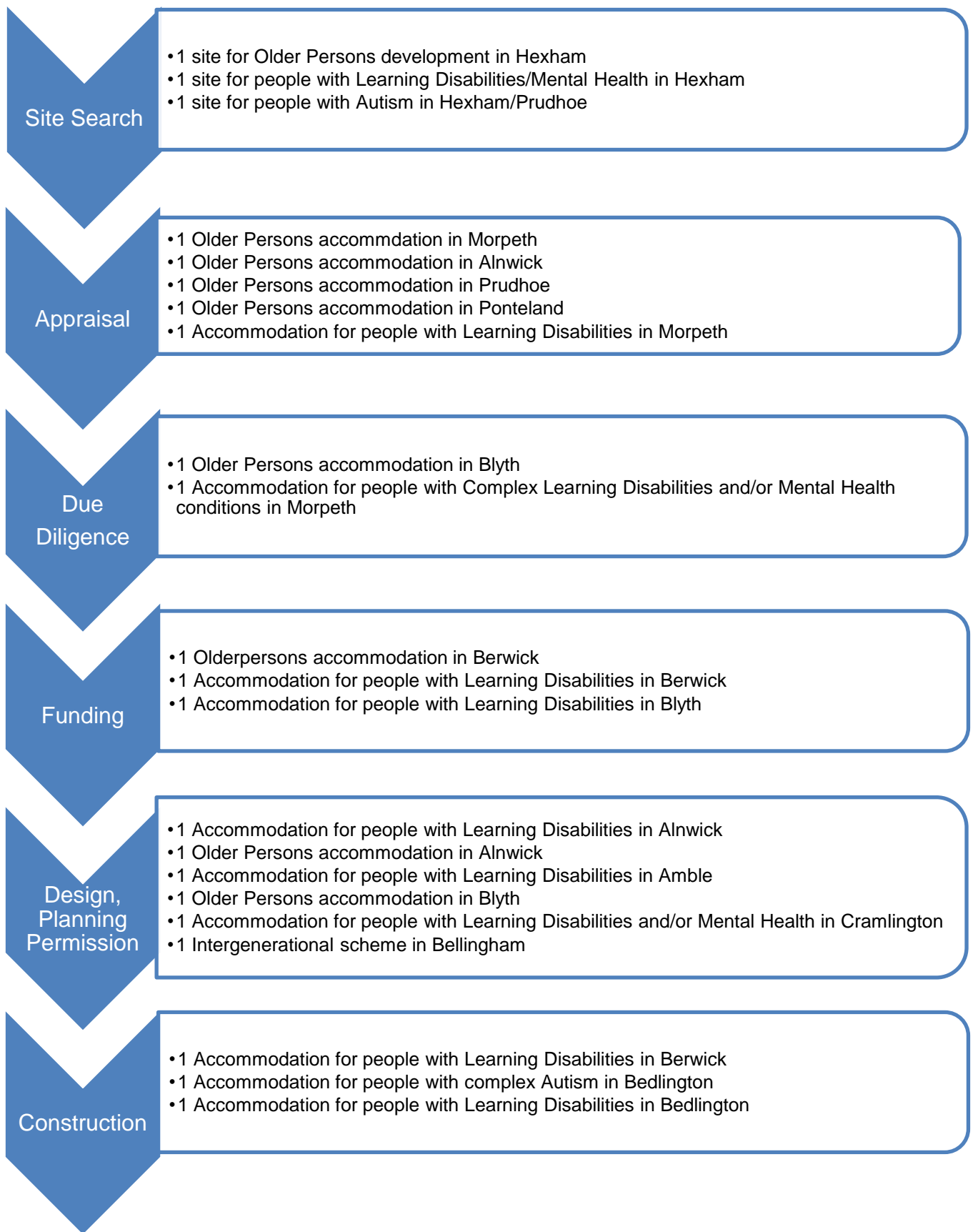
6. The older persons housing projects taking place in Northumberland have been slow in progressing and there are a number of factors leading to this including the financial viability of larger schemes for older people, issues with land availability in the right location which is challenging and land values in the locations of demand have proved prohibitive in many cases. Officers are keen that older people living in these services remain actively part of their local communities, therefore finding the right location is crucial for these developments but this does restrict options. And, then there are of course the complications around the Covid pandemic.

7. Between 2009 and 2018 Adult Social Care Officers worked with partners to successfully deliver 3 older persons Extra Care Schemes providing 118 units of accommodation, a mix of 1 and 2 bedrooms. In the intervening period since the strategy was adopted 1 project providing additional care ready accommodation for older people has been completed, delivering a mix of 60 x 2 bedroom apartments and bungalows for rent and shared ownership purchase. Using the Housing for Older People Supply tool mentioned above, the chart below shows how many units are projected to be required, which is in excess of what is currently available and planned, so there continues to be a shortfall in availability of appropriate accommodation for older people across Northumberland.



8. Delivering additional specialist accommodation for adults with learning and physical disabilities and/or mental health conditions has proved more successful. Adult Social Care Officers have worked to continue to increase capacity in specialist services for this client group. In 2018 there were 72 schemes with a capacity for 238 individuals. This has been increased 207 schemes with capacity for 515 individuals. At the time of drafting this briefing, there are 493 adults with Learning and Physical Disabilities and mental health conditions being supported to live independently in the community in those schemes, compared to 238 in 2018, an increase of over 100%.
9. However, the Complex Housing Register, which holds information on adults with Learning and physical disabilities and/or mental health conditions who require specialist accommodation still has 83 individuals waiting for appropriate supported accommodation. This number will continue to grow as young people 16+ going through transition from Children's to Adult Services are added, along with people currently living with ageing carers who will need supported accommodation in the future.

10. The Diagram below details the projects in progress on the Targeted Accommodation pipeline and where they are in the process.



Issues in relation to current projects

11. Most construction was halted in the early days of the pandemic as the country went into lockdown. There was a period of about 6 months when all the projects on the programme paused as people were furloughed and others adapted to different ways of working. Developers reviewed plans, pushing some of the projects back in their delivery programme, some by up to 3 years.
12. Additionally, a number of factors have impacted the cost of construction. Increasing fuel and utilities costs, combined with shortage of materials due to current world events have increased the cost of raw material. The volume of construction has increased, projects that were delayed due to the pandemic are now on site and the recent adverse weather has led to an abundance of work in the construction industry. This has resulted in construction companies being in high demand and costs increasing to reflect the shortage of supply. Nationally, build costs are reportedly at least 15% higher than the same period last year, which is leading to funding gaps on some of the projects rendering the development unviable. For projects in the far North of the county costs are reportedly another 10 -20% higher again as contractors demonstrate reluctance to work that far up the country.
13. The schemes delivered to date have been developed using Government, partner and private funding sources. No Council capital has been required for any of the schemes delivered. Adult Social Care have capital funding that can be utilised to develop accommodation that supports independence and this is currently being discussed by the Targeted Accommodation Board. It is anticipated that the input of Social Care Capital should restart schemes that have stalled due to funding gaps. Partners appear to remain interested in progressing the developments if the funding issued can be removed.
14. Overall, it can be seen that there has been some success in delivering against the aims and objectives of the Extra Care and Supported Housing Strategy, but as has been described above there have been a number of issues during the period since the strategy was agreed. A refresh of the strategy is planned to be completed by the end of this financial year to review the priorities set out and identify priority areas for the next 3 to 5 years and work on the programme will actively continue whilst the refresh takes place.

Implications

Policy	This report updates on delivery of the Extra Care and Supported Housing Strategy.
Finance and value for money	It is anticipated that longer term financial efficiency could be achieved by supporting people to continue to live in community settings.
Legal	Some of the schemes may require legal input going forward to ensure agreements between the Council and housing and service providers are fit for purpose.

Procurement	Development partners are being procured for schemes that include council resources. Corporate procurement would be fully involved in any such processes.
Health and Wellbeing	The schemes provide the care and support to older people and vulnerable adults to enable them to continue to live independently in their own home.
Human Resources	None
Property	Some of the properties developed may be council owned and managed.
Equalities Equality impacts of specific proposals will be assessed as necessary during detailed planning. (Impact Assessment attached) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/>	Equality impacts of specific proposals will be assessed as necessary during detailed planning.
Risk Assessment	Each individual project is risk assessed.
Crime & Disorder	Design of the properties takes reduction of crime and disorder and safety of the residents into consideration.
Customer Consideration	All studies and research highlight independent living as the preferred option for all adults regardless of ability or capability.
Carbon reduction	All properties are designed and constructed to meet environmental design standards.
Wards	All

Background papers:

Extra Care and Supported Housing Strategy
Market Position Statement

Report sign off.

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

	initials
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Executive Director of Finance & S151 Officer	JW
Relevant Executive Director	NB
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