



Adult Services Extra Care and Supported Living Strategy 2024



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1. Foreword

We all hope to enjoy good health with independence through childhood and as adults, however, life does not always work out that way and we may need support and care to live the best life we can. Northumberland has an ageing population with associated health and social care needs. It is also seeing an increase in the number of younger adults who need support in relation to mental health, learning disabilities, autism and physical needs.

Having regard to this growing pressure, Northumberland County Council is committed to ensuring that high quality accommodation with care and support is available for older and vulnerable people. This is both to meet current needs and to support the next generation of people who will need care and support where they choose to live. We want to deliver homes that make this possible and our ambition is to have as much high-quality accommodation with support as is needed to offer that choice. This document sets out the background that these housing pressures for vulnerable individuals is presenting to the Council and the direction of travel that we ideally want to head along to enable people to live the best lives they can.

Northumberland will need a variety of solutions due to the combination of geography, remarkably diverse population densities and demographic projections. There isn't a one size fits all answer to the issues that the County faces going forward.

Additionally, with increasing financial pressure and limited funding this presents a significant challenge to the Council, and we recognise that we cannot do this alone. Working with partners to deliver solutions is the way forward. We want to build upon existing partnerships and develop new relationships, providing support and information about needs, enabling partners to feel secure in plans that are in line with the Council's aspirations.



This document sets out what we want to achieve, and we are seeking partners who can help us realise this aim.

Neil Bradley
Executive Director – Adults, Ageing and Wellbeing

Preface

Northumberland is a beautiful, vibrant and thriving place to live. Northumberland County Council wants to ensure local peoples' voices are heard. This helps to build the very best of foundations for the future and will ensure our more vulnerable residents can enjoy what our county has to offer and are at the forefront and heart of everything we do.

County Councillor Wendy Pattison, Portfolio Holder for Caring for Adults



2. Introduction

This strategy is an updated version of the original published in 2018 which set out the Council's aspirations to develop extra care and independent supported living accommodation. This updated version reaffirms that commitment to Northumberland residents. There were some successes following the publication of the first strategy and particularly in relation to supported accommodation for people with learning disabilities and mental health conditions.

The development of extra care accommodation for older people has been slower in progress and achievement. Some schemes have moved into and through planning application stages, but this has not been on the scale of the Council's ambition, and this is yet to materialise into the start of works on site. A large sheltered accommodation development has been completed in the South East of Northumberland and the imminent start of specialist bungalows for people with dementia is a positive development, however, the pandemic has had a significant impact on the speed of progress of other potential schemes. Having regard to the impact of the pandemic on the construction and housing sectors, this is perhaps not surprising, and it is reassuring to see some progress now being made with interest from housing providers to progress new extra care developments.

The Council is in a strong position in terms of land that is potentially available for extra care developments across Northumberland and also has the potential to support some developments with capital input where these schemes would support strategic objectives in terms of scale, location and support model.

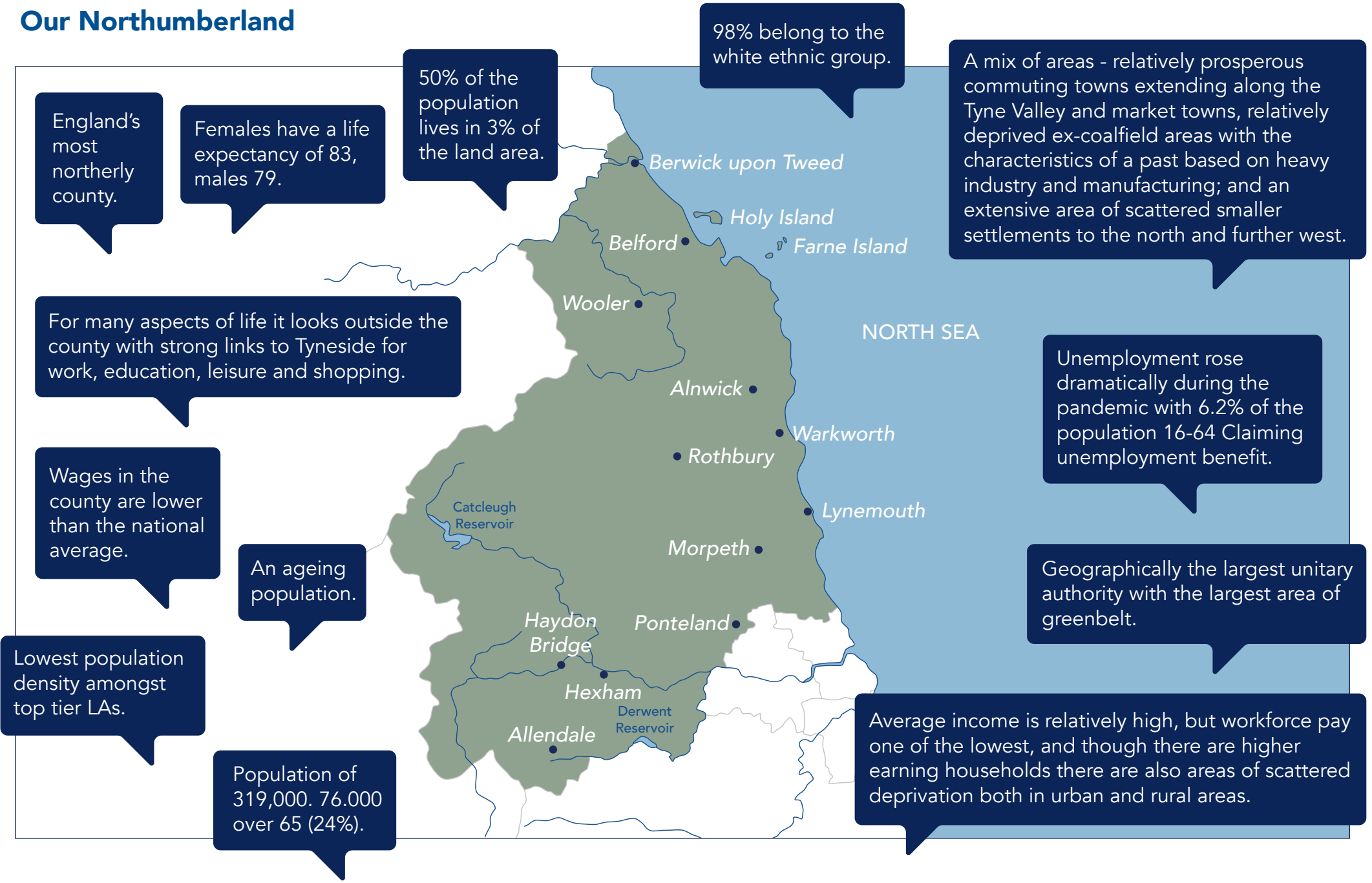
Developments will need to be in line with the Council's broader strategic objectives which are set out in its strategic plans. The [Council's Corporate Plan 2023-26](#) sets out what the Council will do,

working with partners and communities to deliver on our vision for all of Northumberland's residents in the coming years. This strategy can contribute to the three Corporate Priorities but most substantially to 'tackling inequalities' where we want to see all adults living well, regardless of age, background, illness or disability. It should also contribute in time to 'achieving value for money' by providing more cost effective and energy efficient solutions to new housing and care, and also to 'driving economic growth' by providing jobs through construction projects and the staff needed to provide support into the new services.

Any proposed extra care and supported accommodation developments will need to be consistent with this and the overarching Council strategy for housing which is set out in the [Local Plan](#). The [Market Position Statement](#) gives more detail on our demographics, demand, supply, and commissioning intentions for adult social care.

This strategy is an invitation for all parties to talk to us about their interest in supporting the Council to make significant changes and improvements to the accommodation offer for vulnerable adults in Northumberland.

Our Northumberland



3. Our objectives

In developing and implementing this strategy our objectives are to:

- Develop our understanding of accommodation needs and aspirations by working with partners and engaging with people who have lived experience.
- Deliver homes to meet the identified needs and increase choice.
- Find innovative ways to improve the wellbeing and social care needs of Northumberland residents.
- Use technology where appropriate to facilitate care and support.
- Offer a real alternative to residential and nursing care.
- Deliver value for money solutions.
- Take account of strategic challenges when developing accommodation including workforce and the geography of Northumberland.



4. Scope

This strategy is targeted at the following groups within Northumberland's population:

- Older people.
- People with support needs including those with a learning disability, enduring mental health condition and autism.
- People with a physical disability and/or medical condition.
- Young people with health and social care needs transitioning into Adult Services.

Strategies to provide short-term residential rehabilitation services such as domestic violence refuges or temporary homeless accommodation are not within the scope of this strategy.



5. Strategic drivers - the national picture

This strategy is consistent with the direction outlined in Government policies, and this section outlines links to some of the key national strategies.

In December 2021 the Government published [People at the Heart of Care](#), setting out its vision for social care over the coming decade and this was updated in April 2023 with [Next Steps To Put People At The Heart Of Care](#) - A plan for adult social care system reform 2023 to 2024 and 2024 to 2025 financial years.

This focuses on a far-reaching reforms of the social care and health system and accommodation is a key component of the modernisation of services as demonstrated by additional Government investment in Disabled Facilities Grants. These grants aim to ensure people can be supported in their own homes as opposed to more formal care settings and will be used to progress the implementation of this strategy in Northumberland.

A new independently chaired Older People's Housing Taskforce will be established and jointly hosted across DHSC and DLUHC, with an aim to conclude and provide recommendations to Government on Retirement Housing (excluding care homes) by Spring 2024 with an overall emphasis on options for greater choice, quality and security of housing for older people.

In October 2020, the Government published [Supported housing: national statement of expectations](#) reaffirmed the role of supported accommodation in meeting needs and set out methods of delivering good quality provision.



[The Chief Medical Officers Annual Report](#) November 2023 recommends actions to improve quality of life for older adults and prioritise areas with the fastest growth in older people. In his report Professor Chris Whitty raises his concern that the degree to which the population living in older age is concentrating geographically in England has not been recognised. The report describes that the majority of people move out of cities and large towns before older age, and into coastal, semi-rural or peripheral areas, where there are fewer services and transport links. Providing services and environments suitable for older adults in these areas is described as an “absolute priority” to maximise the period all older citizens have in independence. The report identifies that the provision of health and social care needs to be concentrated in these areas.

5. Strategic drivers - the national picture



Transforming care

The Transforming Care programme aims to improve the lives of children, young people and adults with a learning disability and/or autism and is particularly focused on people who display behaviours that challenge, including those with a mental health condition.

The 2017 NHS England publication '[Transforming Care](#)' sets out the three key aims of the programme:

- To improve quality of care for people with a learning disability and/or autism.
- To improve quality of life for people with a learning disability and/or autism.
- To enhance community capacity, thereby reducing inappropriate hospital admissions and length of stay.

This strategy is consistent with the transforming care agenda and supports the direction of travel in Northumberland to support people in their own homes as opposed to more institutional care settings.

[The national strategy for autistic children, young people and adults: 2021 to 2026](#) was updated in July 2021 and sets out the vision to make life fundamentally better for autistic people, their families and carers by 2026 with accommodation and people's place in their communities forming a key component of strategy.

6. What accommodation and support will we help to deliver?

Our aspiration is to develop accommodation that offers an integrated package which could consist of technology, disability-friendly design, but most importantly, care and support to enable people to continue to live as independently as possible in the community.

We want accommodation to be developed in line with the HAPPI principles wherever possible to be consistent with the aspirations of older people and industry experts who have developed the principles.

For the purposes of this strategy, “Accommodation with Support” is part of a continuum of care and support solutions, ranging from support within communities, care for people in their own home, and specific retirement accommodation with or without care.

Accommodation within the scope of this strategy includes a range of types which are often known by different names depending on the age and needs of people the scheme is designed for, examples are:

- Extra Care housing and communities
- Assisted Living
- Sheltered or very sheltered housing
- Independent Supported Living
- Community Wellbeing
- Integrated Retirement Communities

There is no ‘one size fits all’ and homes can be in many forms including blocks of apartments, bungalows, and individual houses. Over time descriptions and definitions change including the rebranding of some developments such as those originally known as “sheltered” or “very sheltered”, but we want developments to incorporate the following:

- Scope to offer a base for broader health and social care services.
- Commitment to offering facilities for the wider community and voluntary sector.
- The potential to provide a base to offer “extra care” into the surrounding community.

The term ‘extra care’ has become widely used and adopted as the generic term for purpose designed, self-contained, accommodation with care and support, with specific tenure rights primarily for older people. For the purpose of this strategy, we think of extra care as a concept and we are keen for it to be considered within specific locations and communities as a model of support, as well as the physical buildings. Within specific facilities there are often extensive communal areas including space to socialise, avoid isolation, promote health, wellbeing, and offer facilities to host external organisations and services. The intention is for residents to benefit from varying levels of care but in almost all cases we want support to be available 24/7 provided by an onsite care agency regulated by the Care Quality Commission (CQC).

Given the diverse nature of Northumberland we expect developments to reflect the needs of communities particularly in terms of the scale where those developments in rural areas are likely to be smaller than those in the larger towns.

6. What accommodation and support will we help to deliver?

Potential funding

Northumberland County Council will consider financial support to projects that meet the strategic objectives set out in this strategy. This may be via capital support and/or a form of rent guarantee in the event of the Council having nomination rights to accommodation, and to cover void risk. To be eligible for funding there will be a requirement that the project is in a location the Council considers strategically important, is judged to be the right size and scope, supports a service user group that is a priority to the Council, and that the landlord is registered with [The Regulator of Social Housing](#) as a Registered Housing Provider. Housing developers and Registered Providers should discuss potential financial support with council officers in the first instance.

As an alternative to capital funding the Council may offer land to be used for the development of extra care housing or other supported living. In these situations, the Council will use its procurement portal to advertise opportunities which are likely to be offered to Registered Housing Providers. Any organisation interested in these opportunities is encouraged to register on the Council's procurement portal which will be used to advertise potential developments and establish regular contact with the relevant Council officers.



7. Assessing need for accommodation and support in Northumberland

We expect that an organisation investing in accommodation in Northumberland will require assurance that there is demand for their planned development. NCC will assist where possible and share the information it holds. The following section summarises what is available to help investors understand the need in Northumberland. It should be considered alongside other information sources including data from the Northumberland Local Plan.

Whilst the data will show we have an increasingly ageing population, an increase in the number of young people with complex needs and people living longer, this does not necessarily lead to a direct correlation in demand for services. For example, despite an increasingly ageing population, there is no evidence of a growth in demand for places in older persons care homes. We therefore need to be objective in assessing the scale of need.

There are several sources of existing data that will help build a picture of need and demand for housing and care services in Northumberland including:

- Local housing needs studies carried out in Northumberland have identified housing stock shortages for people with learning disabilities, physical disability and/or illness, enduring mental health conditions and/or challenging and complex behaviours, leaving limited choice for independent living. Both the Strategic Housing Market Assessment (SHMA) and local housing needs studies can be found [here](#).

Local housing needs studies complement the SHMA by providing local evidence about affordable housing needs and the housing mix required in different parts of the county. They support the development and implementation of housing policies in the Northumberland Local Plan

and Neighbourhood Plans. Other independent studies are submitted in support of planning applications and other community-led housing initiatives. While the detailed data and findings in studies that were carried out more than five years ago may be regarded as being somewhat dated, they will still provide some useful information and context. Examples of recent housing needs studies and their headline findings are:

- Alnwick & Denwick Neighbourhood Plan by AECOM July 2022: 'In terms of the need for affordable specialist older persons housing, of 163 to 266 specialist accommodation units, there is a projected need for 59 to 76 affordable specialist accommodation units'.
- A housing needs study commissioned by Karbon Homes to support the need for Extra Care in Morpeth by Arc 4 January 2023 'There is overwhelming evidence of need for older person accommodation in Morpeth'.



7. Assessing need for accommodation and support in Northumberland

- Registered Provider (RP) partners have given a comprehensive overview of the demand for their sheltered and Extra Care housing. With a few exceptions the demand is 'high' or 'medium' and turnover is low. For example, in addition to people on the Homefinder register who may qualify, one provider of Extra Care accommodation in Alnwick had a waiting list of 45 people for their apartments as of September 2023.
- There are some schemes which experience low demand, and these are typically older and less well-located. We are actively looking at re-provision and alternative uses of these schemes, for example by capital investment to create 'step down' temporary/short stay accommodation for hospital discharge.

Homefinder is the Council's register of households applying for affordable rented homes and offers useful insight into the accommodation that becomes available and attracts the highest number of bids. Analysis of Homefinder information (April 2022-April 2023) provides an insight into the number of people looking for new more age-appropriate accommodation. For the age 55+ cohort it shows:

- 3,103 households registered on Homefinder of which 1,237 have been classed as in housing need. It should be noted that those classed as not in need may require alternative housing, for example households with assets over £100k (this limit is currently under review) who may not be able to afford an appropriate open market purchase. Of those on the register, 55% have actively bid for a new home.
- There is a strong preference order for age-appropriate property types with bungalows in high demand. There were 336 bungalows advertised attracting a total of 24,354 bids amounting to 72 households bidding for each one. There were 129 ground floor flats advertised attracting 6,134 bids advertised with 47 households bidding for each one.

- In contrast, there were 66 sheltered homes advertised attracting only 230 bids amounting to 3.5 households bidding for each one.
- The above figures are broken down by the Council's four delivery areas under [Demand and Supply in Northumberland](#).

In addition to the housing needs studies and data from existing Council sources, the following two tables use information taken from POPPI in 2022 and are included to illustrate to the scale of projected demographic changes in Northumberland which are likely to increase the need for accommodation designed to meet the anticipated growth in the number of people with dementia in Northumberland.

Population by age, Northumberland

Population aged 65 and over, projected to 2040

	2020	2025	2030	2035	2040
People aged 65-69	22,400	25,200	27,800	26,600	24,200
People aged 70-74	22,700	21,500	24,200	26,800	25,800
People aged 75-79	15,500	20,400	19,500	22,100	24,600
People aged 80-84	10,700	12,600	16,700	16,100	18,400
People aged 85-89	6,300	7,200	8,600	11,500	11,300
People aged 90 and over	3,500	3,900	4,500	5,500	7,400
Total	81,100	90,800	101,300	108,600	111,700

Figures may not sum due to rounding. Crown copyright 2020

7. Assessing need for accommodation and support in Northumberland

Dementia, Northumberland

Population aged 65 and over predicted to have dementia, by age and gender, projected to 2040

	2020	2025	2030	2035	2040
People aged 65-69 predicted to have dementia	371	417	461	441	401
People aged 70-74 predicted to have dementia	689	655	738	817	786
People aged 75-79 predicted to have dementia	926	1,220	1,166	1,317	1,468
People aged 80-84 predicted to have dementia	1,174	1,392	1,846	1,768	2,034
People aged 85-89 predicted to have dementia	1,140	1,301	1,543	2,063	2,007
People aged 90 and over predicted to have dementia	1,096	1,202	1,379	1,673	2,215
Total	5,396	6,188	7,133	8,079	8,911

Figures may not sum due to rounding. Crown copyright 2020

Supporting people living with Dementia is a key priority in Northumberland and wherever possible we want to support people to remain in their own homes, which will require an increase in the number of dementia friendly homes. In a 2019 study paper funded by the Alzheimer's society projections were produced using an updated version of a model developed by the Care Policy and Evaluation Centre (CPEC) at the London School of Economics. The study paper can be found [here](#). All projections show a significant growth in the number of people in Northumberland with a diagnosis of dementia and therefore any planned developments for older people in Northumberland must take account of this in their plans and designs.

There are existing plans for accommodation that will support people with dementia including planned developments at Blyth and Morpeth which include specialist provision. We aim to share knowledge, experience and learn from partners when developing in other locations.

Developing our understanding

We are keen to involve people who use or may in the future use, specialist accommodation and care services at the earliest stages of service design, development and evaluation. The Council acknowledges that people with 'lived experience' of a particular condition are often best placed to advise on what support and services will make a positive difference to their lives.

Historically we have been able to achieve this through consultations about accommodation with the County's Ageing Well Partnership and groups like the Learning Disability Partnership Board and its locality groups.



7. Assessing need for accommodation and support in Northumberland

We employ a wide range of methods to ensure we understand and learn from the experiences of the people we support. These include a network of user forums across the county, representation of service users and carers on strategic groups. We commission HealthWatch Northumberland as the independent consumer champion for health and social care in the county. Information gathered by HealthWatch Northumberland on issues from the public, both positive and negative feedback, is passed directly to services involved to support service improvement.

In 2012 our Ageing Well Partnership commissioned some housing research to find out what older people's priorities and aspirations were to meet their housing needs in the future. The key messages from the research were reinforced through a survey carried out at the Ageing Well Annual Conference in 2017. The research considered housing and its connection to the immediate neighbourhood and wider community using four key themes:

- Housing suitability
- Accessibility
- Affordability
- Community connectedness

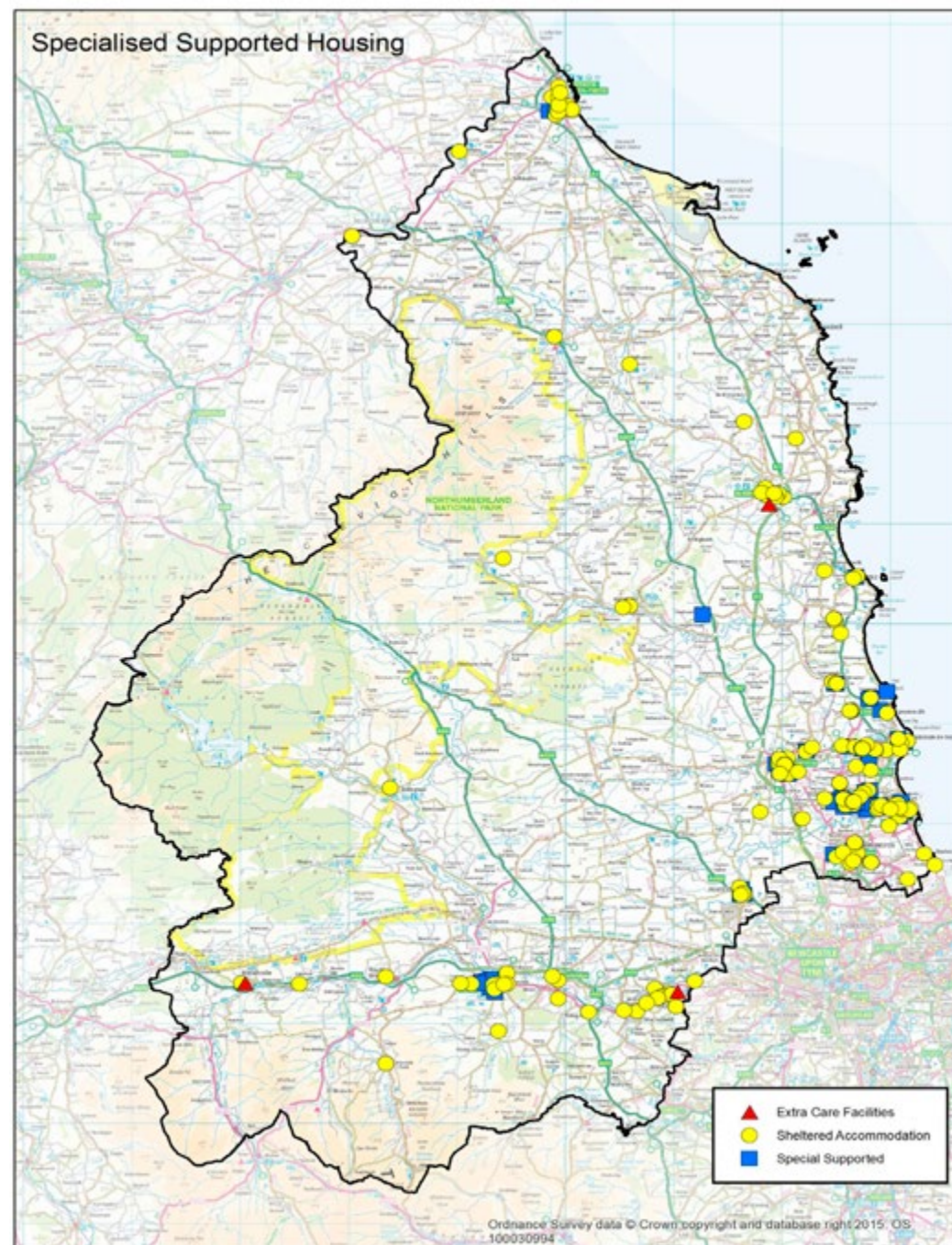
We intend to learn from the key findings and develop this further as the extra care offer in Northumberland increases, working with residents and Registered Providers to incorporate learning into further buildings and services. We will ask housing partners to design accommodation in line with the HAPPI principles which have been developed in part by people with lived experience.



8. Demand and Supply in Northumberland

The map opposite illustrates the current range of accommodation with support in Northumberland, including sheltered housing schemes and extra care housing for older adults as well as supported living schemes for younger adults. However, what the map emphasises is the current lack of choice of accommodation for people with support needs in Northumberland.

The map appears to show an abundance of Sheltered Housing, however, some of the schemes are of an older design and may require re-modelling to meet the needs and expectations of the older population now and in the future. For example, Northumberland County Council deliver a traditional Sheltered Housing service across nine schemes, serving 320 older persons living in 253 homes. The properties are generally around 30-40 years old and require some investment to bring them to modern day standards and expectations. The Council is currently reviewing its Sheltered Housing offer, as are other housing providers, focussing upon the condition and viability of the buildings, service provision and demand for individual schemes. We are also exploring alternatives including combining some hospital step-down accommodation within traditional sheltered schemes.



9. Current and recommended supply for older people

The tables below detail our local data as of April 2023 and are a snapshot of the current building-based care and housing situation in the four operational areas of the county.

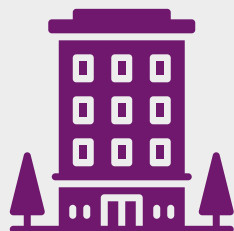
The Homefinder information indicates the annual supply and demand for age-appropriate affordable rented homes without on-site care.

Supply & demand in North Northumberland



662

CQC registered care home beds for older people



One Extra Care scheme providing

58 apartments



March 2022 – March 2023:

57 affordable rented homes

suitable for older people advertised through Homefinder attracting **2828 bids**



As at March 2023 there were

457 applicants

aged 55+ registered on Homefinder for affordable rented housing, with **161** of those assessed as in housing need

Supply & demand in Central Northumberland



904

CQC registered care home beds for older people



0

Extra Care schemes



March 2022 – March 2023:

89 affordable rented homes

suitable for older people advertised through Homefinder attracting **5708 bids**



As at March 2023 there were

516 applicants

aged 55+ registered on Homefinder for affordable rented housing, with **238** of those assessed as in housing need

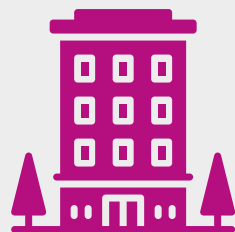
9. Current and recommended supply for older people

Supply & demand in South East Northumberland



771

CQC registered care home beds for older people



0

Extra Care schemes



March 2022 – March 2023:

320 affordable rented homes

suitable for older people advertised through Homefinder attracting **19017 bids**



As at March 2023 there were

1761 applicants

aged 55+ registered on Homefinder for affordable rented housing, with **696** of those assessed as in housing need

Supply and demand in West Northumberland



684

CQC registered care home beds for older people



Two Extra Care schemes providing **58 apartments**



March 2022 – March 2023:

70 affordable rented homes

suitable for older people advertised through Homefinder attracting **3215 bids**



As at March 2023 there were

369 applicants

aged 55+ registered on Homefinder for affordable rented housing, with **142** of those assessed as in housing need

9. Current and recommended supply for older people

Summary of current and recommended supply of housing for older people

There is limited supply of independent living accommodation for older people across the County and the current Extra Care schemes are in high demand. For example, Weavers Court at Alnwick, had a waiting list of 45 people in September 2023. Based on the average annual turnover of just 3 apartments, it could take 15 years for the 45 people on this list to be accommodated at Weavers Court.

There are currently only three Extra Care schemes across the County and the support needs of the residents in these services is generally low to medium. The Council would like to see Extra Care being delivered which can provide homes and support for people with higher needs and therefore offer an alternative to residential care.

The data also shows a high demand in each area of Northumberland for bungalow accommodation generally, not specifically for older people in need of formal support.

We want a range of different housing options across Northumberland that will meet the changing needs of our older population, in suitable locations and designed to be able to facilitate an older person to stay in their home should their needs increase.

There is a strategic need for accommodation that supports people with high care needs to move from outlying rural localities into areas where services are more readily available.

We are keen to speak to developers and providers about how the needs of more rural communities can be met, particularly given the challenges of delivering care services in these localities. The Council envisages that accommodation for older people in rural areas can complement care services. For example, more appropriately designed older persons accommodation could reduce the need for formal care services. Accommodation developments could also incorporate a base for community and care services and improve their ability to reach into rural areas.

The Council wants to talk to developers and providers of smaller schemes about how their model might work in Northumberland.



10. Current and recommended supply of housing for adults with support needs

Accommodation for adults with support needs is predominantly targeted at people with learning disabilities, autism and mental health conditions. Northumberland County Council has been successful in delivering the policy of supporting people in their own homes as opposed to more institutional forms of care and has seen a reduction in the number of residential care services available for people with specialist needs.

As of May 2023, the Council supports 524 people with learning disabilities and mental health conditions in Independent Supported Living (ISL) in individual or shared homes.

At that date there were 81 people for whom the Council was trying to source accommodation and support. There were 32 vacancies in existing supported living services however these were not suitable for people seeking accommodation largely because the vacancies are in shared accommodation and had existing tenants whose needs were not necessarily compatible to share with those seeking accommodation.

This is a recurring difficulty and one that has led the Council to be clear that its preference for supported living arrangements in the future should be largely self-contained accommodation, thereby avoiding difficulties with compatibility.

We currently work with 15 housing providers and 12 care providers to deliver the existing supported housing schemes. Our current approach to developing schemes for younger adults is to source accommodation on an individual basis. However, given the current level of demand, the undersupply in specific areas, the number of younger adults currently living with an older carer and the potential number of children who will transition to Adult Services, a strategic approach to planning for future provision is needed.







It is difficult to accurately predict how many younger adults may want or need to move into supported living services, but the following

information will give some context to likely future demand. As at March 2023 we know there are 2227 children with a Special Education Need in mainstream school in Northumberland. Of this number, 17% have some form of moderate to profound Learning Disability and 23% have an Autistic Spectrum Disorder. Additionally, there are 316 children and young adults aged 13 to 20 years that are not in mainstream education but supported through alternative provision. Not all the children currently receiving support will require support into adulthood, however, it is estimated that a high percentage of those currently being tracked will require support within the next 5 years. Our operational teams are working on the details of when specific cases will require adults services and accommodation.



10. Current and recommended supply of housing for adults with support needs

The table below details our local data as of May 2023 and are a snapshot of the current situation in the four operational areas of the county.

	North	Central	South-East	West
 Adults aged 18-64 in residential care	20	47	63	36
 Adults aged 18-64 in nursing care	4	3	15	5
 Adults aged 18-64 in Supported Living accommodation	56	163	168	137
 Adults aged 18-64 receiving homecare (number of which have a Learning Disability)	87 (21)	256 (74)	259 (56)	110 (36)
 Adults aged 18-64 on waiting list for Independent Supported Living	5	29	11	11
 Adults aged 18-64 currently living with an older carer and will need some form of alternative supported accommodation in the future	74	127	104	87

10. Current and recommended supply of housing for adults with support needs

Demand in localities for adults with support needs

Our data shows that demand exceeds supply in the North delivery area of the County. We have new services planned to be developed on Council owned sites and are currently looking at delivering new supported living services in Alnwick and Berwick however, the escalating cost of construction is frustrating efforts to deliver these. A further development by one of our housing partners now has planning consent and it will deliver 12 homes for people with a learning disability. There are currently 14 Supported Housing Schemes offering 58 places with 2 vacancies.

The number of vacancies in the Central area does not meet the current or future demand. There is a shortfall of accommodation particularly in the Morpeth area. The Council relies heavily on vacancies becoming available within the existing services. There are 69 Supported Housing Schemes offering 167 places with 4 vacancies.

The number of vacancies does not meet the demand across the South-East of the County. The current vacancies are in 'shared' accommodation, and this presents compatibility issues as well as suitability/choice of location. The preferred model is single units where people have their own front door and living space. There are 80 Supported Housing Schemes offering 182 places with 14 vacancies.

There are vacancies in services in the West of Northumberland which could meet current demand however, due to factors including location compatibility between prospective tenants and the physical suitability of accommodation it has not been possible to support people to move into vacancies. There are 58 Supported Housing Schemes offering 149 places with 12 vacancies.



The [Market Position Statement](#) provides further analysis of adults with specialist needs in Northumberland that are receiving care and support and the predicted future demand for services in addition to the existing shortfall in supply.

It also shows a predicted increase in adults with complex needs resulting from autism as well as profound intellectual and multiple disabilities who will require appropriate supported independent living solutions in the future. The complexity of people's needs is likely to require specialist accommodation and the Council is interested in discussing this further with developers and Registered Housing Providers.

11. Developing accommodation with support in Northumberland

In developing this strategy, the Council has identified demand for a range of services and accommodation types across the County and the following information is provided to aid discussions with providers and developers in making their plans to deliver.

The basic principles we would wish to adopt for developing Accommodation with Support in Northumberland are:

- Make best use of the available resources to keep people independent. Accommodation with Support must promote, maintain and enhance people's independence, so that they are healthier, stronger, more resilient, not socially isolated and less reliant on formal social care services.
- Deliver a range of accommodation across Northumberland located in main towns and service centres, close to local services and amenities. Schemes should be central to communities wherever possible, with opportunities to be linked with other organisations and to be focal points for inter-generational community activity where appropriate.
- There is no single Northumberland model in terms of design, shape and accommodation size and the Council will work with providers and developers to design schemes that complement and are sympathetic to the locality, the surrounding amenities and facilities, and other local community-based assets.
- Where possible we want accommodation to be self-contained and not shared accommodation which can be more difficult to let and creates voids.
- Care and support will reflect need but given the Council's aspiration to offer alternatives to residential care, we are committed to developing services that can meet high level needs including those people with dementia and complex behaviours linked to autism and learning disabilities.
- Designs to meet current and changing needs of service users with varying levels of need, and where appropriate designed to support journeys through frailty to end of life.
- Incorporate technology solutions and specialist equipment appropriate to the client group to support independence and self-responsibility for health and wellbeing.
- Northumberland County Council will in most cases expect to agree nomination rights for developments it has been involved with and considers strategically relevant.

12. Next steps

We look forward to hearing from all of our partners in social care and housing, as well as developers who are interested in helping us fulfil the ambitions in this strategy. We will discuss our priority areas for development and welcome discussions and ideas from our partners.





Northumberland

County Council

For more information go to:

www.northumberland.gov.uk