



Darlington Draft

Supported Housing Strategy

2012-2017



December 2012



Foreword

Executive Summary

Darlington Council produced a new Housing strategy in 2012 and one of the action points was the publication of a Supported Housing Strategy. This strategy covers all forms of supported housing. Supported housing covers a wide range of needs from young homeless people who need support and accommodation for up to two years to help make the transition to living independently to older people who need extra care housing. It also covers the needs of those who want to rent and those who want to purchase or part purchase accommodation with support

Context

There have been significant changes in policy since 2010 with changes to:

- **The funding of new social housing:** Housing Providers to put more of their own resources into new developments encouraging them to consider the viability of communal facilities that have been an integral part of most forms of supported accommodation
- **Reductions in the funding of the public sector:** With consequences across a wide range of services that are now seeing the way support services are delivered. This includes providers making decisions about the way that they deliver services
- **The introduction of Personalisation:** With increased choice and control this will drive far reaching changes in the way supported housing is delivered
- **Welfare Reforms:** Although Welfare Reform changes will not have a direct impact on the benefits of those living in supported housing there are likely to be significant indirect impacts as access to independent living may be less affordable to those on benefits and there may be more people seeking supported housing

What we have done

- Reviewed all supported housing to bring about a better balance between support at home and supported accommodation
- Modernised all Council sheltered housing spending over £20 million
- Developed 4 Extra Care schemes
- Developed over 100 units of specially designed accommodation for people with physical disabilities

Our challenges

We have identified 4 major challenges:

- A continued downward pressure on public sector funding that will have an impact on funding of support and care.
- Very limited public resources being made available to fund new build
- A housing market that is showing little current growth reducing opportunities for those interested in owner-occupation and a similar position with private renting.
- Demand for most forms of social renting remaining high.

Below these we have developed 12 more detailed challenges

Moving Forward

The changes in policy and funding have created changes in the way that housing and services are both commissioned and delivered. An increased focus on diverting people away from expensive high dependence services is being introduced alongside increased choice and control. Commissioners are focused on outcomes that support maintaining independence through services. They want efficient services that are focused on the individual. This is a developing process with providers also looking at the way they respond to the new challenges.

Work commissioned by the Government in 2008 suggested that the Supporting People programme delivered an additional £1.2 Billion in national gains much of which could be attributed to health. The new Clinical Commissioning Groups face significant challenges as they become operational in 2013 and supported housing can play an important role in delivering their priorities by diverting people away from hospital admissions and supporting people who are hospitalised to return home more quickly.

What will we do?

The supported Housing strategy sets out 6 objectives for supported housing within the wider context of Darlington's housing strategy:

1. Increase the supply of supported housing across tenures to meet demand
2. Improve the quality of supported housing
3. Improve the choices of the types of housing and support
4. Improve the balance between supported housing and independent living
5. Improve the use of communal facilities by the wider community
6. Provide accessible information to improve choice and control

There are 22 detailed actions that have been developed and are supported by an Action Plan, in Appendix 1, which explains how we will deliver and make progress. The Action Plan will be reviewed and updated annually. Appendix 2 sets out what will be measured, how and by whom to monitor our progress. Appendix 3 sets out the supporting evidence for this strategy

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Draft	Produced	Amendments
1 st Draft	8/10/12	
2 nd Draft		
Consultation Draft		
Final Draft		

1.0 Why a Supported Housing Strategy?

The publication of a new Darlington Housing Strategy 2012-17 has established a framework for the next 5 years of housing change in Darlington. The change in Government in 2010 has now seen a number of significant changes to national housing policy and changes are being introduced to health and social care. This combined with radical changes being introduced to Welfare Benefits are likely to have very significant and long term impact on the housing market.

One of the actions in the Housing Strategy is the development of a Supported Housing Strategy which will provide a detailed plan of how we will deal with the changing needs of those who need supported housing. It covers all forms of supported housing in Darlington including that provided by other Registered Providers and the Private Sector as well as the Council.

Most people are unlikely to come into contact with the various forms of supported housing and even if they do they may not understand its purpose. Sheltered housing for older people has been available in Darlington for over 40 years yet it is still commonly seen as a form of residential care. Yet supported housing plays a very important role in sustaining independence and helping people regain their independence. In Darlington about 2000 people live in supported housing at any one time and consequently this strategy provides a focus for the future role of supported housing and clarity about what the role will be.

The strategy covers a wide range of needs that often over-lap. It crosses housing, health and social care. As a consequence there is a wide array of supporting evidence underpinning the development of the strategy. To make the document more accessible therefore most of the supporting evidence is placed in a Technical Appendix that can be found here **(insert link)**

2.0 What is Supported Housing?

Supported housing is a general term that describes properties that provide a mixture of accommodation and support for people who have a support need. The properties allow tenants to live independent lives whilst still offering support where needed. These properties vary from blocks of flats with special features and some form of support, for example sheltered housing to individual houses that are shared by 2/3 people with a support service.

Some of the most vulnerable people in Darlington live in some form of supported accommodation. They may be young homeless people or older people with very limited support need or a need for an intensive mixture of 24 hour support and care but they all require specially designed accommodation.

2.1 Objectives

The objectives of supported housing are:

- To support independence for those who have a support need that can not be met in ordinary housing.
- To enable those who need supported accommodation as part of a transition to more independent living to develop the skills and confidence to successfully make the shift.
- To play a role in diverting people away from other high dependence options.
- To ensure that those living in supported housing can exercise choice and control so that they can maintain their individuality and dignity, and retain their status as independent adults.
- To be flexible enough to meet changing needs.

3.0 Context

The *Comprehensive Spending Review* in 2010 introduced a new funding mechanism for social housing through the *National Affordable Housing Programme*. This placed the emphasis on Registered Providers making use of more of their resources to fund new development. The consequence of increasing the financial contribution from providers which involves more borrowing is that there is evidence of increasing reluctance to develop some forms of more expensive supported housing.

The national housing strategy *Laying the Foundations: A Housing Strategy for England*, published in November 2011 set out the following national policy drivers for housing:

- Increase the number of houses available to buy and rent, including affordable housing.
- Improve the flexibility of social housing (increasing mobility and choice) and promote homeownership.
- Protect the vulnerable and disadvantaged by tackling homelessness and support people to live independently.
- Make sure that homes are of high quality and sustainable.

The introduction of the *Localism Act 2011* confirmed these changes and also brought a range of wider changes to the management of social housing. The Government have also published a number of guidance documents on homelessness including most recently “Making Every Contact Count: A Joint Approach to Preventing Homelessness”¹.

In addition to publishing a national housing strategy, the Government is making significant changes to *Welfare Benefits*, introducing a Universal Credit system (designed to simplify the benefits system and improve work incentives) and introducing a cap on benefits payable. These changes present a significant challenge to landlords, their tenants and local authorities responsible for meeting housing needs in an area.

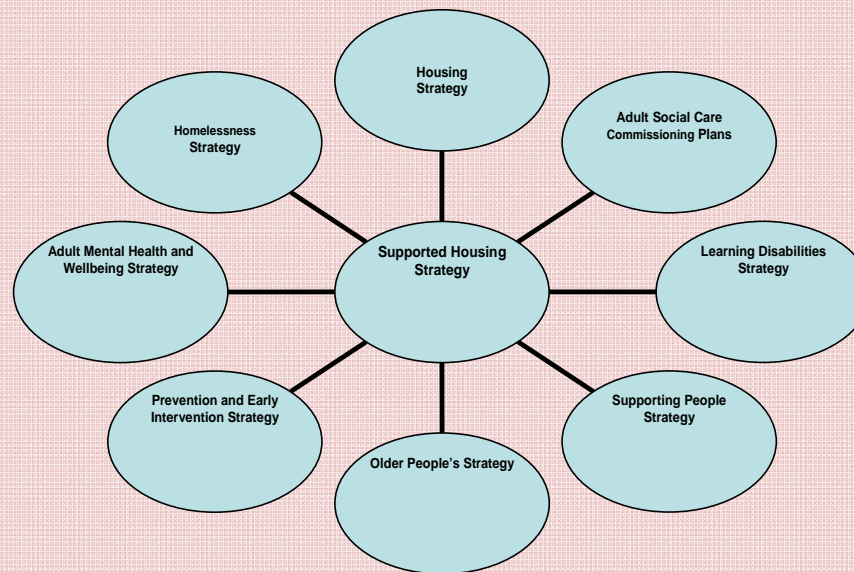
The Government are also making changes to the way health services are delivered. The *Health and Social Care Act 2012* introduces a wide range of major changes focused on reforming the commissioning and delivery of health services with associated impacts on social care.

The changes being introduced create a further opportunity to emphasise the role of specialist accommodation in preventing the need for higher levels of care.

The *Care and Support Bill 2012* updates legislation and establishes the principles for paying for care. It also confirms the Government's approach to prevention and the Government's emphasis on Personalisation. Personalisation will see more people with a support and/or care need taking control of their support/care budget and this has implication for the structure of support and care services. People will be able to exercise control over the services they receive and who delivers them.

Local Context

The breadth of needs covered by the Supported Housing Strategy is such that a lengthy list of local plans and strategies are of importance:



4.0 What have we done?

- ✓ Provide supported accommodation and sheltered housing for over 2000 people
- ✓ Completed the rebuilding of sheltered housing at Linden Court in September 2009, and the rebuilding of sheltered housing at Dinsdale Court in October 2009; a total investment of £6.5M
- ✓ Continued the improvements to sheltered housing by completing the remodelling of Windsor Court, and by improvements to Branksome Hall Drive, improvements to Rockwell House and improvements to Ted Fletcher Court. An investment of nearly £9M
- ✓ Developed 4 Extra Care Housing Schemes across Darlington
- ✓ With Registered Providers developed over 100 units of specially designed accommodation for people with physical disabilities

- ✓ Reviewed supported housing to bring about a better balance between support at home and supported housing
- ✓ Introduced a Key Point of Access to improve access to the right housing and support
- ✓ Placed a Housing options officer with the Learning disabilities team to improve housing choices
- ✓ Reviewed and restructured Lifeline Services

5.0 Challenges for the Strategy

The development of this strategy has to take account of the current economic conditions and their impact on supported housing. We expect:

- A continued downward pressure on public sector funding that will have an impact on funding of support and care.
- Very limited public resources being made available to fund new build
- A housing market that is showing little current growth reducing opportunities for those interested in owner-occupation and a similar position with private renting.
 - Demand for most forms of social renting remaining high.

The strategy therefore faces a number of challenges:

- Understanding the impact of changing national and local strategic priorities.
- Understanding the needs and expectations of people who need these services and how they may change over the next five years.
- Reporting on how well existing supported housing is meeting current needs and what might need to change to meet needs over the next 5 years.
- Developing a strategic approach to the use of existing supported housing stock, and within this the identification of the stock that should be retained, refurbished, remodelled, replaced or added to.
- Consideration of the options available to change the way supported housing services work to offer better and more effective outcomes for those who need these services.
- Consideration of the impacts of the changes to funding of public sector services including Supporting People funding, changes to Welfare Benefits, the new arrangements for funding new social housing and changes to social care eligibility criteria.
- Addressing the impact of Personalisation on the way support is structured.
- Consideration of the consequences of the Government's health reforms and the introduction of Clinical Commissioning Groups. They have the potential to have a major impact on supported housing and the way support and care are delivered.
- Understanding the role the Private Sector and the Third Sector currently plays and how it can help to meet future needs

6.0 Changing Needs

- By 2020 there will be 1,959 people over 18 with a learning disability. They will live longer and they may develop more complex needs as they age, for example dementia.
- There are 9,825 people with a Mental Health issue aged 18 or over in Darlington and the numbers are growing
- There are 6,370 people under 65 with a moderate to severe physical disability in Darlington and this will grow to 6,425 by 2020
- The numbers of people falling into homelessness have remained broadly stable for some years. There have been:
 - Growing numbers of people with a drug or alcohol problem. There are around 660 estimated problem drug users (PDUs) in Darlington
 - Hospital admissions for alcohol related harm are significantly greater in Darlington than England. These rates are lower than for the north east.
 - Teenage conception rates in Darlington are significantly higher than the national average but are reducing
 - Growing numbers of people who are at risk of offending
 - Growing numbers of people experiencing domestic abuse
- In Darlington the older population is set to grow by 7,700 over the next 30 years. This is a 41% growth.
 - The number of people over 85 is set to grow by 2,100 in the next 30 years. This is significant because this is the group who will most need higher level services.
 - The number of people with a dementia will grow by 850, a 64% increase.
 - The numbers of older people who are owner-occupiers are growing with each generation of older people. In the 65 to 74 age range 77% are now owner-occupiers. This compares with 59% of over 75's
- There is a small but growing number of people from Black, Asian and Minority Ethnic Groups who need some form of supported housing:
 - The percentage of people from Black, Asian and Minority Ethnic Groups in Darlington is estimated to have increased from 2.1% in 2001 to 3.5% in 2007
 - About 0.5% of people over 65 come from a Black, Asian and Minority Ethnic Group and this number is growing

7.0 Moving Forward

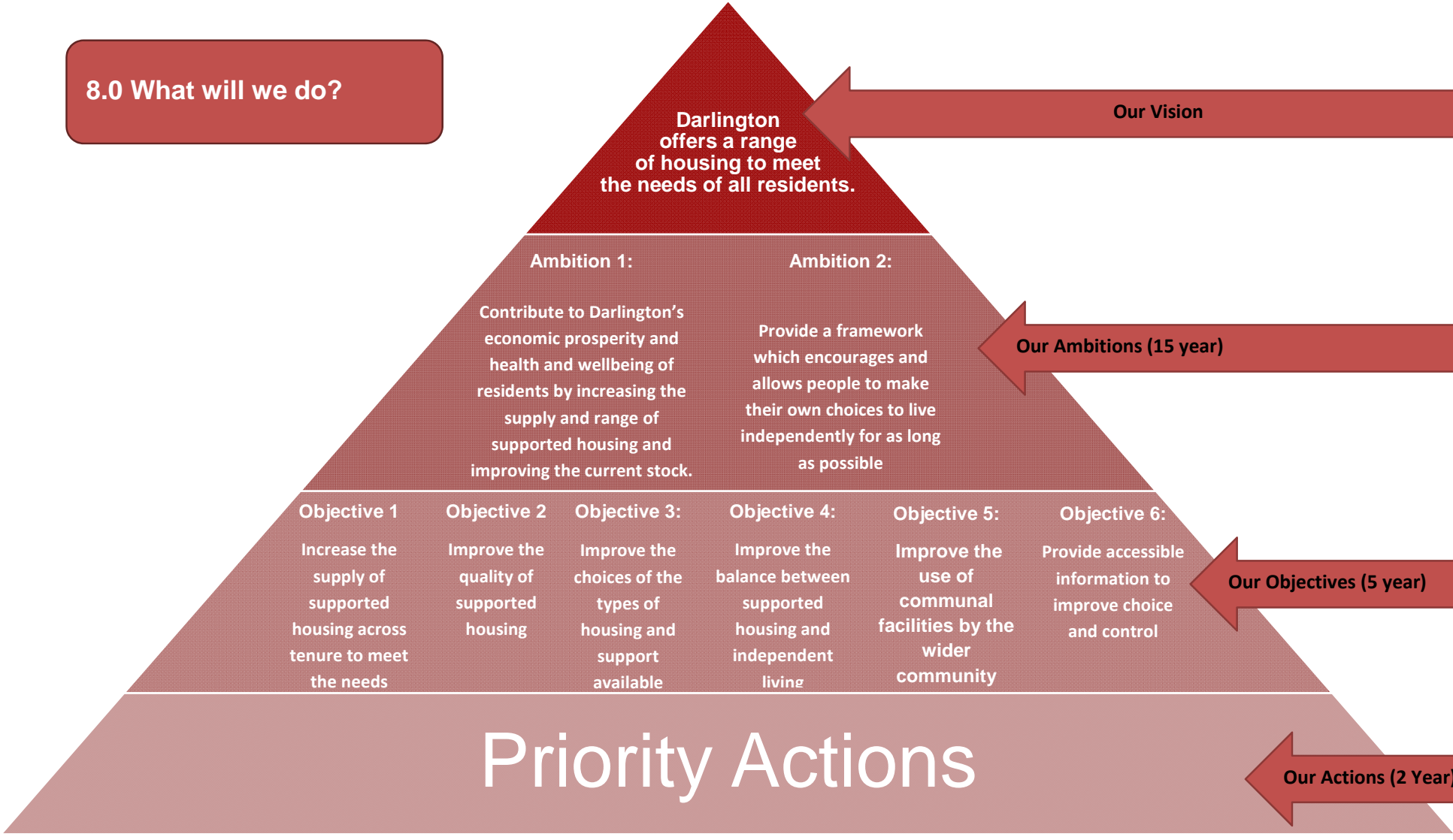
The changes in policy and funding we described earlier have created changes in the way that housing and services are both commissioned and delivered. An increased focus on diverting people away from expensive high dependence services is being introduced along side increased choice and control. At the same time evidence from those who may need this type of support is that they want to retain their independence. This is driven by higher levels of home ownership (and so equity and capital wealth), higher aspirations around lifestyle and a wish to sustain independence even if they have health and care needs. The shift towards independence has also led to a re-evaluation of supported housing and recognition that the best route to independence for some people is through support in their own home and not supported accommodation.

Commissioners are therefore focused on outcomes that support independence. They want efficient services that are focused on the individual. This is a developing process with providers also looking at the way they respond to the new challenges. Providers are looking for smarter and cost efficient ways of delivering services. The consequence is that the business model many providers work to is changing. There is a noticeable trend for fewer providers who provide a broader range of care and support services. As an example an increasing number of sheltered housing providers have changed the way they deliver support and are offering care and domestic services. In supported housing there has been a shift away from a large number of small specialist housing schemes towards a smaller number of schemes that support a wider range of needs.

The introduction of Clinical Commissioning Groups as part of the reform of health services may well further increase the rate of change. The role that the various forms of Supported Housing play in delivering health gains is often under estimated. Work commissioned by the Government in 2008 suggested that the Supporting People programme delivered an additional £1.2 Billion in national gains much of which could be attributed to health. The Clinical Commissioning Groups face significant challenges as they become operational in 2013 and supported housing can play an important role in delivering their priorities by diverting people away from hospital admissions and supporting people who are hospitalised to return home more quickly.

In considering the future role of supported housing therefore it is important to recognise the scale of change that is taking place

8.0 What will we do?



9.0 Priorities for Action

1	General	Objective 5	Action 1	Ensure there is an appropriate range of information available on housing options including owner-occupation
		Objective 4	Action 2	Regularly review allocations policies to ensure current needs are being met
		Objective	Action 3	Review the progress of the strategy annually
2	Learning Disabilities	Objective 2	Action 4	Rebalance supply of accommodation by offering independent accommodation for those who choose to move out of Assisted Living.
		Objective 3	Action 5	Make available sheltered housing/ extra care for those who need more specialist accommodation
		Objective1	Action 6	Plan additional accommodation to take account of the growth in the number of people with a learning disability who will want to leave their family and become more independent
		Objective1	Action 7	Plan for those older carers who may need to move with their family to larger specialist accommodation due to increasing frailty
		Objective 3	Action 8	Increase access to private sector accommodation
		Objective1	Action 9	Provide options for those who may want to purchase or part buy a home
3	Mental Health	Objective 2	Action 10	Supporting People will monitor the way people with mental health problems are supported in supported housing through their review process
		Objective 2	Action 11	Build a shared approach across agencies to improve the collective response to people with complex problems

4	Physical Disabilities	Objective1	Action 12	Commission the development of additional properties for Affordable Rent for people with physical disabilities within the wider Affordable Housing Development Programme
		Objective 2	Action 13	Monitor the impact of the introduction of Flexible Tenancies for adapted properties
5	Homeless Groups	Objective 2	Action 14	At the moment there is no case for additional provision. The redevelopment of one scheme is the only change likely to take place in the short term
		Objective 3	Action 15	Supporting People will lead a review of supported housing during 2013 for this group and this may lead to further recommendations
		Objective 3	Action 16	Closely monitor trends in homelessness to understand how the downturn in the economy and the welfare reforms are affecting supported housing
		Objective 3	Action 17	Continue to work with Private Sector landlords to help increase housing options
6	Older People	Objective1	Action 18	Promote the development of specialist accommodation for owner-occupation
		Objective1	Action 19	Identify in specific areas small developments of new specialist housing for social rent over the next 5 years.
		Objective 2	Action 20	Hold discussions with all providers concerning the quality of existing stock with an aim of reducing substandard accommodation
		Objective 3	Action 20	Produce a full market assessment of specialist accommodation by catchment area.
		Objective 5	Action 21	Develop proposals with the 3 rd Sector and other registered providers for the support of a change of social activities making use of communal facilities
		Objective 3	Action 22	Produce an Extra Care Housing Strategy.

Appendix 1: Detailed Delivery Plan

Appendix 1 sets out the detailed delivery plan required to implement the 23 Actions identified in the Supported Housing Strategy. For each Action we explain the rationale, set out the milestones and explain exactly what we will do to ensure delivery.

Learning Disabilities

Action 1 Rebalance supply of accommodation by offering independent accommodation for those who choose to move out of Assisted Living.

Rationale

The Supported Living model emerged as the main form of supported accommodation for people with a Learning Disability in Darlington. However, changes are taking place in expectations and this is changing the culture of service provision. More people with a Learning Disability are living in ordinary housing with some form of support service and an increasing number have no formal support services. Some, particularly younger people, may want to share accommodation with friends but this is different to moving in to Supported Living as there may be no support provider or more than one support provider.

There needs to be some rebalancing of the types of accommodation and support on offer to provide a better range of choices

Milestones

- 1a) The number of people living in Supported Living will have reduced March 2014
- 1b) The range of support options will have increased March 2014

In Supported Living accommodation is usual for 2/3 people sharing. Over 120 people currently live in Supported Living accommodation in Darlington

Action 1 Rebalance supply of accommodation by offering independent accommodation for those who choose to move out of Assisted Living

How will we do this?		Lead	Key Partner	Date
1.1	Establish officer group to project manage change	DBC Adult Social Care/Housing		January 2013
1.2	Identify housing choices of those currently living in Supported Living who would prefer to move to another form of accommodation	DBC Adult Social Care/Housing	Service users and carers	September 2013
1.3	Develop a protocol for assisting people to move to more independent accommodation	DBC Adult Social Care/Housing	Service users and carers	February 2013
1.4	Agree suitable accommodation with those who wish to move	DBC Adult Social Care/Housing	Service users and carers	during 2013/14
1.5	Work with affected supported living providers on the implications of the change	DBC Adult Social Care/Housing	Supported Living providers	On going

Learning Disabilities

Action 2 Make available sheltered housing/ extra care for those who need more specialist accommodation

Rationale

The numbers of people with a Learning Disability who are reaching old age are increasing. Like other older people some would choose sheltered housing and some with additional needs would benefit from Extra Care. A small number of people with a Learning Disability now live in sheltered housing or Extra Care but more could benefit from this environment.

Younger people with a Learning Disability could also benefit from this type of environment. A small number of people who do not want Supported Living and may be unable to live in entirely independent accommodation may prefer this lifestyle.

Milestones

- | | | |
|-----|--|------------|
| 2a) | Appropriate information on sheltered housing and Extra Care will be provided | April 2013 |
| 2b) | Identify those who would benefit from sheltered housing/Extra Care and are interested in it are identified | April 2013 |
| 2c) | A protocol for those moving into this type of accommodation has been developed | April 2013 |
| 2d) | More people with a Learning Disability now live in this type of accommodation | April 2014 |

A key issue is ensuring that those who move into sheltered housing/Extra Care will be able to integrate into this lifestyle

Action 2

Make available sheltered housing/ extra care for those who need more specialist accommodation

	How will we do this?	Lead	Key Partner	Date
2.1	Officer group to develop protocol and information	DBC Adult Social Care/Housing		April 2013
2.2	Carry out discussions with those who might be interested in sheltered housing/ Extra Care	DBC Adult Social Care/Housing	Service users and carers	June 2013
2.3	Register Applications on the housing waiting list	DBC Adult Social Care/Housing	Service users and carers	June 2013
2.4	Implement transition protocol	DBC Adult Social Care/Housing	Providers of Extra Care/Sheltered housing	Ongoing

Learning Disabilities

Action 3 Plan additional accommodation to take account of the growth in the number of people with a learning disability who will want to leave their family and become more independent

Action 4 Increase access to private sector accommodation

Action 5 Provide options for those who may want to purchase or part buy a home

Rationale

Over the next five years there will be a small growth in the total number of people with a Learning Disability. It is also likely that as expectations change that more people will choose to move away from their family to live independently.

There will therefore be a need for a small amount of additional accommodation.

One of the key elements in responding to growth in numbers and changing expectations is to increase the range of choices available. This will include opportunities for those who want to be owner occupiers and those who may prefer private renting

This accommodation will have to come from a range of sources.

Milestones

- | | | |
|-----|---|---------------|
| 3a) | Annual need for additional accommodation has been identified | February 2013 |
| 3b) | Information on options has been made available | April 2013 |
| 3c) | Growth has been integrated into wider housing development and regeneration plans | April 2013 |
| 3d) | An increased supply of accommodation has been made available to people with a Learning disability | April 2014 |

The growth of additional accommodation and the increase in options within the existing stock will integrate into the Housing Strategy delivery plan

Action 3 Plan additional accommodation to take account of the growth in the number of people with a learning disability who will want to leave their family and become more independent

Action 4 Increase access to private sector accommodation

Action 5 Provide options for those who may want to purchase or part buy a home

How will we do this?		Lead	Key Partner	Date
3.1	Identify those who may consider moving in the future	DBC Adult Social Care		April 2013
3.2	Develop advice and information to support housing choices	DBC Adult Social Care/Housing		April 2013
3.3	Hold discussions with private landlords	DBC Private Sector Housing		April 2013
3.4	Develop a housing plan for Learning Disabilities setting out housing choices with estimates of numbers needed	DBC Adult Social Care/Housing		June 2013
4.1	Hold discussions with Housing Providers concerning options for owner-occupation	DBC Housing/ Programmes and Projects		June 2013
5.1	Identify resource needed and link to Housing Strategy delivery	DBC Adult Social Care/Housing/ Programmes and Projects		September 2013
5.1	Develop information on owner occupation	DBC Adult Social Care/Housing		September 2013

Learning Disabilities

Action 6 Plan for those older carers who may need to move with their family to larger specialist accommodation due to increasing frailty

Rationale

Currently approximately 45 adults live at home with a family carer over the age of 65. The number of older carers is set to grow and they will increasingly need support as they become frail.

This is a more complex challenge. There is very limited specialist two bed accommodation available and where the opportunity to offer this type of accommodation does exist there may be issues related to the location. Suitable accommodation may not be readily available if something happens which requires a move to specially designed accommodation

Early engagement and discussion of future housing options are therefore needed so that choices can be explored and at least in some case an early change in housing will prevent future difficulties

Milestones

- | | | |
|-----|--|----------------|
| 4a) | All carers over 65 have been contacted and offered an opportunity to discuss housing options | September 2013 |
| 4b) | Advice and information have been provided to those who want it | December 2013 |
| 4c) | Information gathered has been fed into future housing plans | March 2014 |

Some older carers will decide that they want to stay in their current home because of the support networks they already have

Action 6

Plan for those older carers who may need to move with their family to larger specialist accommodation due to increasing frailty

How will we do this?		Lead	Key Partner	Date
6.1	Develop range of information on housing choices	DBC Adult Social Care/DBC Housing		April 2013
6.2	Make contact with carers aged over 65 and offer advice on housing option	DBC Adult Social Care/DBC Housing		April 2013
6.3	Provide information and complete housing waiting list applications as required	DBC Adult Social Care/Housing		September 2013
6.4	Provide support to those who need it during the moving process	DBC Adult Social Care/Housing		As required
6.5	Analyse information as a result of this process to inform future action	DBC Adult Social Care/Housing		November 2013

Mental Health Action 7

Supporting People will monitor the way people with mental health problems are supported in supported housing through their review process

Rationale

Supporting People have conducted a review of support and a strategic decision was made to support most people with a mental health problem within the community.

However, many people who have a mental health issue as a secondary need are supported in homelessness related Supported Housing schemes. Many people who live in supported housing have multiple needs.

Support providers do have training programmes to support people with mental health problems but the range of needs can be complex and sometimes challenging. There is therefore a constant need to learn and develop the service to deal with changing situations. Support providers are also expected to signpost to other services that will provide additional mental health support

This is linked to Action 7

Milestones

- | | | |
|-----|--|--------------|
| 7a) | Supporting People have reviewed Supported Housing identifying any additional staff training or good practice actions | January 2014 |
| 7b) | Support providers have implemented any identified changes | April 2014 |

It is estimated that one in six of the population will develop a mental illness at some stage in their lives

Action 7

Supporting People will monitor the way people with mental health problems are supported in supported housing through their review process

How will we do this?	Lead	Key Partner	Date
7.1 As part of the Supporting People review programme the quality of Supported Housing services is assessed as part on the contract monitoring process and good practice is routinely shared	DBC Supporting People		January 2014
7.2 Results of the reviews will form service improvement plans for support providers to implement	DBC Supporting People	Support Providers	April 2014

Mental Health Action 8

Build a shared approach across agencies to improve the collective response to people with complex problems

Rationale

A key emerging issue is the challenge that people with complex behaviour present. They are often involved with several agencies and it can be difficult to coordinate action to provide a consistent solution.

A specific support project has been commissioned help people with complex behaviour but there is an on going need to improve inter-agency cooperation.

Milestones

- | | | |
|-----|--|------|
| 8a) | An inter-agency protocol has been developed for working with people with complex behaviour | 2012 |
|-----|--|------|

Action 8 Build a shared approach across agencies to improve the collective response to people with complex problems

How will we do this?	Lead	Key Partner	Date
8.1 As part of the updating of the Homelessness Strategy delivery plan consult with relevant agencies on an interagency protocol for working with people with complex behaviour and agree a protocol	DBC Housing		2012

Physical Disabilities

Action 9

Commission the development of additional properties for Affordable Rent for people with physical disabilities within the wider Affordable Housing Development Programme

Rationale

For many people with a physical disability there is no need for specialist accommodation. Also, many disabled people do not need a support service and where they do need support technology is playing an increasingly important role.

However, there is a continuing pressure to adapt existing properties although most adaptations are minor. There are however a small number of very expensive adaptations that are required every year. These include property extensions and other major adaptations. There is therefore a case for developing a small number of additional specialist properties to reduce demand for these for expensive adaptation.

Milestones

- | | | |
|-----|---|----------------|
| 9a) | Specific proposals are developed and funding sources are identified | September 2013 |
|-----|---|----------------|

A range of specialist accommodation is available to people with physical disabilities. Although properties consist mainly of flats and bungalows there are also specially designed or adapted houses of various sizes

Action 9

Commission the development of additional properties for Affordable Rent for people with physical disabilities within the wider Affordable Housing Development Programme

How will we do this?		Lead	Key Partner	Date
9.1	Develop specific proposals for future development	DBC Housing/ ASC/ Programmes and Projects		May 2013
9.2	Explore the availability of resources	DBC Housing/ASC/ Programmes and Projects		June 2013
9.3	Identify suitable housing providers to support any bid(s) for funding	DBC Housing/ Programmes and Projects		September 2013

Physical Disabilities

Action 10

Monitor the impact of the introduction of Flexible Tenancies for adapted properties

Rationale

About £340,000 is spent on adaptations to council properties each year. To make the best use of properties that have had expensive adaptation a Flexible Tenancy (Fixed Term) will be offered to new tenants.

This will provide an opportunity to review with the tenant the continuing need for the adapted property. This review will take place every 5 years

Milestones

13a) Properties with major adaptation are relet as Flexible Tenancies On going

Properties with an adaptation over the value of £7,500 will be identified for letting as Flexible Tenancies as they become empty

Action 10 Monitor the impact of the introduction of Flexible Tenancies for adapted properties

How will we do this?	Lead	Key Partner	Date
10.1 Identify all properties with adaptation costing £7500 or more	DBC Housing		March 2013
10.2 Introduce Flexible Tenancies	DBC Housing		From April 2013

Homeless Groups

Action 11 **At the moment there is no case for additional provision.**

Rationale

A review of support provision was conducted and implemented in 2010/11 and a number of changes were implemented as a result. One provider has recently confirmed the redevelopment of a scheme. This is the only planned change likely to take place in the short term.

At the moment there is no evidence to suggest a change in the direction of service delivery implemented as a result of the Supporting People review. We are aware of potential impacts as a result of the Welfare Reforms which will be closely monitored

The Council is going to refresh its Homelessness Strategy to reflect the range of changes taking place since 2010 and this will be taken into account when the Supported Housing Strategy is

Milestones

11a) The Homelessness Strategy has been refreshed January 2013

Darlington published its Homelessness strategy in 2010

Action 11

At the moment there is no case for additional provision.

How will we do this?	Lead	Key Partner	Date
11.1 Identify changes that have take place since 2010 including national policy changes and government initiatives	DBC Housing		December 2012
11.2 Up date the Homelessness Strategy	DBC Housing		January 2013

Homeless Groups

Action 12

Supporting People will lead a review of supported housing during 2013 for this group and this may lead to further recommendations

Rationale

Supporting People will conduct a strategic review of Supported Housing during 2013. Since the review in 2010 a number of national policy changes have been introduced with further changes planned during 2013. This will be taken into account during the review.

The result of this review may have implications for the role that these schemes play and this may change the current view about the level or type of provision for homeless groups.

This is linked to Action 7

Milestones

- | | | |
|------|---|--------------|
| 12a) | Supporting People have reviewed Supported Housing | January 2014 |
| 12b) | The results of the review have been implemented | April 2014 |

Most Supported Housing for this group provides accommodation and support for two years

Action 12 Supporting People will lead a review of supported housing during 2013 for this group and this may lead to further recommendations

How will we do this?	Lead	Key Partner	Date
12.1 Supporting People will carry out a review of Supported Housing	DBC Supporting People		January 2014
12.2 Results of the reviews will be included as appropriate in housing plans and Support Provider implementation plans	DBC Supporting People	Support Providers	April 2014

Homeless Groups

Action 13 Closely monitor trends in homelessness to understand how the downturn in the economy and the welfare reforms are affecting supported housing

Rationale

The impact of the financial crisis and the introduction of the Welfare Reforms may have an impact on the numbers of people who present as homeless.

In recent years the numbers of people presenting as homeless in Darlington have remained broadly consistent but recently national trends have shown an increase in homelessness and there have been predictions that numbers will continue to grow.

There is therefore a need to review this situation regularly

Milestones

13a) A Homelessness Stakeholders Group has been established to meet annually July 2013

The Welfare Reforms are being implemented in phases up to 2017

Action 13 Closely monitor trends in homelessness to understand how the downturn in the economy and the welfare reforms are affecting supported housing

How will we do this?	Lead	Key Partner	Date
13.1 Invite a range of stakeholders to an annual meeting to review progress on the Homelessness Strategy	DBC Housing		Annual

Homeless Groups

Action 14 Continue to work with Private Sector landlords to help increase housing options

Rationale

The Localism Act 2012 introduced the power to dispose of the duty to rehouse those that the Council has a responsibility to through the Homeless legislation via the offer of private rented accommodation.

Work has been on going to encourage private sector landlords to increase the provision of accommodation.

Improving access to private sector accommodation is one strand in preventing homelessness. The council are working on a range of initiatives related to this including bringing empty properties back into use and have established a private landlords group

Milestones

14a) Private landlords have been contacted to explore an increase in provision for homeless families On going

The council has appointed an officer to help bring empty properties back into use

Action 14 Continue to work with Private Sector landlords to help increase housing options

How will we do this?	Lead	Key Partner	Date
14.1 Working through the Private sector Landlords group continue to raise awareness of the housing needs of this group	DBC Housing		Annual

Older People

Action 15

Promote the development of specialist accommodation for owner-occupation

Rationale

The numbers of older people who are owner-occupiers are growing with each generation of older people. In the 65 to 74 age range 77% are now owner-occupiers. This compares with 59% of over 75's.

In the long term this trend may change as a result of the recession but over the life of this strategy the trend in the growth of owner occupation will continue. This is important as it indicates that the balance of any new housing for older people should be focused on owner-occupation.

There is very little supported housing for older owner-occupiers in Darlington

Milestones

- | | | |
|------|--|----------------|
| 15a) | Discussions have taken place with housing developers concerning the opportunities to increase the supply of supported housing to purchase or part purchase | June 2013 |
| 15b) | The development of specialist housing for sale is integrated into future development plans | September 2013 |

About 120 units of specialist accommodation for sale have been built in Darlington

Action 15 Promote the development of specialist accommodation for owner-occupation

How will we do this?	Lead	Key Partner	Date
15.1 Hold an older people's housing workshop including stakeholders	DBC Housing		December 2012
15.2 Discuss with housing developers the opportunities to develop specialist housing for sale	Programmes and Projects		On going
15.3 As new regeneration plans are developed consider the option for specialist housing for sale	Programmes and Projects		On going

Older People Action 16

Identify in specific areas small developments of new specialist housing for social rent over the next 5 years.

Rationale

The Council commissioned a Housing Market Needs Assessment in 2012 and this found that there was a continuing need for new specialist housing for older people. This reflects the continued growth of the older population in Darlington.

Although the majority of this development should be targeted at owner occupation a small number of properties in some areas is still need be provided for Social Renting. This will be part of a process of bringing the specialist housing stock in to balance with local needs and is linked to Action 18

Milestones

- | | | |
|------|---|----------------|
| 16a) | Specific areas for development have been identified | June 2013 |
| 16b) | The availability of resources have been investigated | September 2013 |
| 16c) | Proposals for development are integrated into housing plans | November 2013 |

There are about 1900 units of specialist housing for social rent for older people in Darlington

Action 16 Identify in specific areas small developments of new specialist housing for social rent over the next 5 years.

	How will we do this?	Lead	Key Partner	Date
16.1	Develop local housing market assessments	DBC Housing		June 2013
16.2	Identify specific areas that need additional specialist housing	DBC Housing		July 2013
16.3	Develop site specific proposal	DBC Housing/ Programmes and Projects		August 2013
16.4	Explore funding options	Programmes and Projects		September 2013
16.5	Include specific development in future housing and regeneration plans	Programmes and Projects		November 2013

Older People

Action 17

Hold discussions with all providers concerning the quality of existing stock with an aim of reducing substandard accommodation

Rationale

The expectations of older people are continuing to increase and as a consequence a small amount of specialist housing that was developed 30 to 40 years ago is now considered dated. Although the majority of stock has been modernised it has not always been possible to meet modern standards because of the constraints of the design of the original building.

Each housing provider will need to make decisions about how they address the quality of their accommodation but within the context of raising standards discussions will take place to understand their specific plans for property in Darlington

Milestones

17a)	A stakeholder workshop on the future of older people's housing has been held	December 2012
17b)	Meetings with individual housing providers have taken place	June 2013
17c)	Results have been included in local housing market assessments	June 2013
17d)	Action plans have been developed	November 2013

Most sheltered housing was developed in the 1970's and early 1980's and provides communal facilities such as a communal lounge while other forms of specialist housing do not, for example bungalow developments and some block of flats with a communal entrance

Action 17 Hold discussions with all providers concerning the quality of existing stock with an aim of reducing substandard accommodation

How will we do this?	Lead	Key Partner	Date
17.1	Hold an older people's housing workshop including stakeholders	DBC Housing	December 2012
17.2	Discussions with individual housing providers will take place to understand their business plans for their stock in Darlington	DBC Housing	June 2013
17.3	Develop local housing market assessments	DBC Housing	June 2013

Older People Action 18

Produce a full market assessment of specialist accommodation by catchment area.

Rationale

There is evidence of a slight falling in demand for some specialist accommodation. This fall in demand is not universal. However, the Council and other providers have had difficulties in letting some properties.

For the Council this may be partly a consequence of completing works at Winsor Court and Rockcliffe House during a short period resulting in all Council schemes being available to let creating additional capacity. The Council has modernised all its sheltered schemes in a programme that has lasted a number of years.

However the evidence suggests that there is a longer term small over supply of social rented accommodation in some specific areas. There may be a number of reasons for this.

To understand the reasons for the changes in demand work will be conducted by local catchment areas to identify what is happening in local markets

Milestones

- | | | |
|------|---|----------------|
| 18a) | Local Market assessments have been carried out | June 2013 |
| 18b) | Action plans for each area have been developed | September 2013 |
| 18c) | A 5 year plan for older people's housing has been developed | November 2013 |

Sheltered housing has generally been seen as an attractive option for older people

Action 18 Produce a full market assessment of specialist accommodation by catchment area.

How will we do this?		Lead	Key Partner	Date
18.1	Hold an older people's housing workshop including stakeholders	DBC Housing		December 2012
18.2	Develop local housing market assessments to cover all specialist stock	DBC Housing		June 2013
18.3	Consult with local communities on the results of the assessment	DBC Housing		October 2013
18.4	Action plans identifying changes to stock are developed to include increases and decreases in stock and change of use.	DBC Housing/ Programmes and Projects		November 2013
18.5	A five year action plan is developed	DBC Housing/ Programmes and Projects		November 2013

Older People

Action 19

Develop proposals with the 3rd Sector and other registered providers for the support of an increase in social activities making use of communal facilities

Rationale

There is an issue about how well communal facilities are being used. Usage varies considerably and there are a number of reasons for this. However, social activities are an important element in combating isolation and promoting wellbeing and for this reason it is important to address this issue. Social activities are also important in promoting the image of specialist schemes and this can have a positive impact on demand.

These communal facilities represent an important community resource that is likely to become more important as public funding continues to reduce. Action is therefore needed to ensure that the best use is made of communal facilities.

Milestones

- | | | |
|------|--|--------------|
| 19a) | A stakeholder workshop on the future of older people's housing has been held | Dec 2012 |
| 19b) | An assessment of current usage has been completed | January 2013 |
| 19c) | Options for the future have been developed | April 2013 |
| 19d) | An implementation plan has been agreed | June 2013 |

The size of communal facilities varies from scheme to scheme and not all schemes lend themselves to increased usage

Action 19 Develop proposals with the 3rd Sector and other registered providers for the support of an increase in social activities making use of communal facilities

How will we do this?		Lead	Key Partner	Date
19.1	Hold an older people's housing workshop including stakeholders	DBC Housing		December 2012
19.2	As survey of the communal use of all sheltered housing will be completed	DBC Housing		February 2013
19.3	Options for the use of communal facilities will be developed in the light of the Council's plans for developing a Community Support Network	DBC Housing		April 2013
19.4	A delivery plan is developed	DBC Housing		June 2013

Older People

Action 20 Produce an Extra Care Housing Strategy.

Rationale

The development of an Extra Care Housing Strategy creates the opportunity to take stock of the success of Extra Care developments so far and consider the future direction in the light of changes in policy and funding in Health and Social Care

The growth in the numbers of older people implies an increasing need for higher level and expensive care and health services. Extra Care housing provides a quality alternative and it may be possible to extend Extra Care to other groups who would benefit from this type of environment. There are also currently very limited options for those who would prefer to purchase a property in a specialist scheme

Milestones

20a) An Extra Care housing strategy has been developed January 2013

4 Extra Care Housing schemes have been developed in Darlington. All 4 are for social rent

Action 20 Produce an Extra Care Housing Strategy.

How will we do this?	Lead	Key Partner	Date
20.1 An older people's housing workshop will consider future housing needs including Extra care	DBC Housing		December 2012
20.2 A steering group has been established to over see the development of an Extra Care housing strategy	DBC Housing/ASC		On going

General

Action 21 Ensure there is an appropriate range of information available on housing options including owner-occupation

Rationale

Information provides a platform for enabling people who are considering their housing and support options to begin to make informed choices. The information needs to reflect the differing needs of the people and it also needs to support the giving of good advice.

A range of information is already available and this will be built on.

Milestones

- | | | |
|------|---|-----------|
| 21a) | Existing information has been reviewed and updated | Ongoing |
| 21b) | Gaps in information have been identified and new information provided | June 2013 |
| 21c) | Information on council's Website is reviewed annually | ongoing |
| 21d) | A range of information formats are being used | June 2014 |

Many people are not aware of the various forms of supported accommodation that is available

Action 21 Ensure there is an appropriate range of information available on housing options including owner-occupation

How will we do this?		Lead	Key Partner	Date
21.1	Carry out a review of existing information	DBC Housing/Supporting People		Ongoing
21.2	New information produced on owner occupation	DBC Housing/ Private Sector Housing		June 2013
21.3	Develop use of Council website and other electronic formats	DBC Web team/ DBC Housing/Supporting People		June 2014

General

Action 22 Regularly review allocations policies to ensure current needs are being met

Rationale

The Allocations Policy is a joint policy for all the partners in the Compass Choice Based Lettings System. The partnership is made up of all the Local Authorities and most of the major social housing providers in the Tees Valley. Each partner has also developed their own supplementary local policies.

The allocations policy needs to reflect the changing housing circumstances within Darlington. It is important to see supported housing as part of the wider housing market meeting a range of housing needs. The range of changes currently taking place will require regular review of the allocations policy to ensure the best use of supported housing and where appropriate that people move to more independent accommodation at the right time

Milestones

- | | | |
|-----|--|---------------|
| 2a) | Compass Partnership has completed a review of the Allocations Policy. | December 2012 |
| 2b) | Housing Services has completed a review of the need for new or amended local policies. | On Going |
| 2c) | Changes will be evaluated | On going |

The Compass system offers a wider range of housing choices across participating housing providers

Action 22 Regularly review allocations policies to ensure current needs are being met

How will we do this?		Lead	Key Partner	Date
22.1	Work with other partners in the Compass choice Based Lettings system to review the allocations policy	DBC Housing	Compass partnership	December 2012
22.2	Review the need for local lettings policies to reflect local circumstances	DBC Housing		On going

General

Action 23 Review the progress of the strategy annually

Rationale

The changes that have been made by the government affecting housing and support will impact over a number of years. It will therefore be important to consider progress on a regular basis.

A monitoring system has been established for progress on the Housing Strategy and the Supported Housing Strategy will fit within that. However, annually there should be an opportunity to take stock specifically on progress of the Supported Housing Strategy

Milestones

23a)	Carry out an annual review of progress	On Going
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Action 23 **Review the progress of the strategy annually**

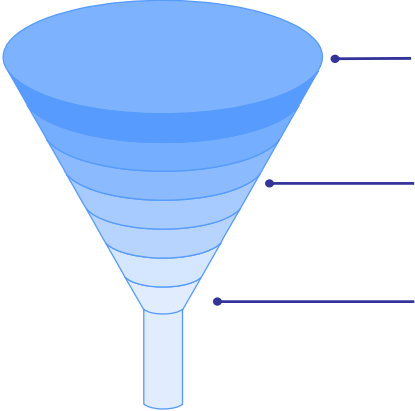
How will we do this?	Lead	Key Partner	Date
23.1	Annual progress report to feed into monitoring progress of the Housing Strategy	DBC Housing Services	Annual

EQUALITY AND INCLUSION ASSESSMENT OF THE SUPPORTED HOUSING STRATEGY

1.0 Assessment Process

The assessment process follows the Funnel Model Table 1.

Table 1

<p style="text-align: center;">The Process of Impact Assessment</p>  <p>Initial assessment: identify whole population affected by activity – e.g. whole borough; a neighbourhood; all disabled people, etc</p> <p>Secondary assessment: identify target population as activity develops, e.g. rural communities; users of a community facility; wheelchair users, etc.</p> <p>Detailed assessment: identify individuals affected as activity develops into detailed proposals – e.g. users of particular bus services, members of groups meeting in facility; named wheelchair users, etc</p>	<p style="text-align: center;">The Funnel Model</p> <p>The model shows that EIA is an ongoing process throughout the development of the activity. It may be easy to identify affected people, if any, for simple activities. The model illustrates the approach for more complex policy development. EIA is likely to start with a broad initial assessment of the affects across a whole population, with further rounds of assessment needed to identify groups and individuals affected as the activity develops.</p>
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2.0 The Activity and Supporting Information

<p>Details of the activity (including the main purpose and aims)</p>
<p>The Supported Housing Strategy sets out the direction of supported housing in Darlington for the next 5 years. Supported housing is a general term that describes properties that provide a mixture of accommodation and support for people who have a support need. The properties allow tenants to live independent lives whilst still offering support where needed. These properties vary from blocks of flats with special features and some form of support, for example sheltered housing to individual houses that are shared by 2/3 people with a support service.</p>
<p>Who will be affected by the activity?</p>
<p>See the guidance on carrying out equality impact assessment within the Equality Scheme 2012-16. Provide details of the groups and numbers of people affected below, updating the table as the EIA develops and the</p>

understanding of who will be affected emerges in more detail.
Whole population
Approximately 2500 people live in some form of supported housing. At any one time there may be an additional 3/400 people who need supported housing
Target population
<p>The majority are older people (about 1900) living in specialist accommodation</p> <p>Between 120 and 150 people with a Learning disability are in some form of Supported Housing</p> <p>There is no designated supported housing for people with mental health issues but 1 in 6 people are likely to suffer from a mental illness at some stage in their life. The vast majority are treated at home</p> <p>There is no designated supported housing for people with a physical disability although about 100 live in specially designed property</p> <p>About 200 people in homeless related groups live in supported housing in any one year</p> <p>Between 40 and 50 women and their families fleeing domestic abuse are supported in Refuge accommodation</p> <p>About a quarter (50) of those living in supported accommodation have a drug or alcohol problem although this fluctuates considerably over time</p>
Individuals
<p>Supported housing for homeless groups is provided as a stage in returning to independence in the community. These support a wide range of differing needs which fluctuate. The accommodation is always full</p> <p>For other groups it is provided as a permanent home that is designed to retain independence. The population is therefore fixed by the number of units of accommodation available</p>
What data, research and other evidence or information is available which is relevant to the EIA?
<p>Information contained in JSNA</p> <p>There are demographic profiles from POPPI and PANZI for Darlington</p> <p>Commissioning information</p> <p>Supporting People retain service information</p> <p>Information is available via Compass Choice based Lettings System</p> <p>Information is available from service providers</p> <p>Significant amounts of research on each group covered by the strategy</p> <p>Government guidance and legislation covering individual groups</p>

3.0 Officer Assessment

Use this table to record your views on potential impact on Protected Characteristics. As the activity and the assessment develop your views may change – record them here.

It is important to be searching and honest about this – many Council activities are planned to be of positive benefit to identified target groups but can often have the potential for inadvertent effects on other groups.

Protected Characteristics	Potential Impact			Potential level of impact				Summary of Impact
	Positive	Negative	Not Applicable	H	M	L	nil	
Age	P			H				<p>Better use of the specialist stock to meet needs</p> <p>Growth in provision where there is little or none</p> <p>Addressing the problems of substandard stock may cause upheaval but this is addressed within the Delivery Plan</p>
Race	P					L		<p>Small numbers of people from BAME groups access Supported Housing-as above</p> <p>Access to Supported Housing is based on need</p>
Sex		N					nil	<p>Covers people fleeing domestic abuse and service predominantly supports women.</p> <p>No change in service proposed and there may be a risk if numbers continue to grow</p>
Gender Reassignment			NA				nil	No direct impact

Disability (summary of detail on next page)	P				M			Increased housing and support options Increase in suitable accommodation
Religion or belief			NA				nil	No direct impact
Sexual Orientation			NA				nil	Concern that there may be some prejudice experienced towards those living in Supported Housing by other residents Management practices are regularly reviewed
Pregnancy or maternity	P				M		nil	Access to supported accommodation is available and is based on need
Marriage/ Civil Partnership			NA				nil	No direct impact

Officer Assessment - continued

The Council must have due regard to disabled people’s impairments when making decisions about ‘activities’. This list is provided only as a starting point to assist officers with the assessment process. It is important to remember that people with similar impairments may in reality experience completely different impacts. Consider the potential impacts and summarise in the Disability section on the previous page. Officers should consider how the ‘activity’ may affect a disabled person.

Mobility Impairment	P				M			Consider access arrangements in specialist blocks of flats- should improve access. Discussions concerning substandard sheltered housing. Also includes mobility issues
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Visual impairment			NA			n	No direct impact. Implicit improved building design
Hearing impairment			NA			n	No direct impact. Implicit improved building design
Learning Disability	P			H		n	Increased range of housing choices
Mental Health	P				L		Increase awareness via staff training of mental health issues for those who have MH as a secondary need and live in supported housing
Long Term Limiting Illness	P			M			Increased range of housing choices
Multiple Impairments	P				L		Increased range of housing choices
Other - Specify	P				L		

4. Involvement and Engagement Planning

Has the assessment shown that the activity will treat any groups of people with Protected Characteristics differently from other people? Yes
<p>If yes, please state which groups and how</p> <p>This strategy is specifically focused on a number of groups with protected characteristics.</p> <p>Applicants for supported housing will have the same access routes through the Choice Based Lettings system and for homeless groups the Key Point of Access</p> <p>Access to suitable information is an underlying issue and this is addressed within the strategy</p>
Will the differential treatment advance equality for people with Protected Characteristics? Yes
<p>If yes, please state which groups and how</p>

Creates more housing choices for people with disabilities and older people while a review of Supported Accommodation in 2013 may improve the quality of support
Will the differential treatment cause or increase disadvantage for people with Protected Characteristics? No
If yes, please state which groups and how

Involvement and Engagement Plan			
Which organisations, groups and individuals do you need to involve or engage and how?			
Date of plan entry	Organisation, Group or Individuals	Date of event or activity	Type of activity – venue, channels, method and staffing
April 2012	Learning Disabilities Partnership Board meeting	11/6/2012	Consultation with Partnership Board. Mixed group of officers, carers and service users
April 2012	Tenants Board's sheltered housing sub-group	13/6/2012	Group of people living in sheltered housing-a subgroup of the Tenants' Board
April 2012	Supporting People-recent review of information which includes relevant discussion concerning supported housing	June/July	Supporting people have conducted extensive service reviews focused on issues covered by the strategy. They include interviews with service providers and service users
April 2012	Extra Care Review group	May	Review of Extra Care feeding into wider housing market analysis
April 2012	Housing Tenancy Support	June	Understand support needs of those who live independently
October 2012	Carers Group	15/11/2012	Established carers group
October 2012	D.A.D	November 2012	Access to groups of people with various disabilities
June 2012	MIND	7/9/12	Meeting with staff to discuss provision
October 2012	Specialist Older People's housing providers	On going	Meetings with a range of providers, plus workshop in December
October 2012	Supported Housing providers	On going	Meetings with a range of providers via Housing Options and Supporting People plus workshop in December
October 2012	Age UK	On going	Participation in workshop
October	GOLD	On going	Discussions on implications of increasing

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2012			housing options/ improving social activities
November 2012	DAWN	On going	Next suitable meeting March 2013
July 2012	Tenants Board	Sept 2012	Presentation of draft Strategy for comment

5. Engagement Findings

	Date/summary of engagement carried out	Summary of impacts identified
Age	May-November	<p>Better housing choices</p> <p>Need to improve image of sheltered housing to maintain sustainability</p> <p>Support wider range of social activities to benefit more older people particularly those living in the community</p> <p>Concern that in addressing falling demand and substandard accommodation some people will lose their homes</p>
Disability	May-November	<p>More choice of accommodation</p> <p>Address issues whereby people who have no disability are occupying properties that have expensive adaptations</p> <p>Issue concerning younger people who have a disability but cannot benefit from services provided in sheltered housing/Extra Care</p>
Mobility Impairment	May-November	<p>Mobility issues in some sheltered schemes where there are split levels need to be addressed as part of review of quality of accommodation</p>
Visual impairment		<p>Some issues identified related to building design which will be addressed in review of building quality</p>
Hearing impairment		<p>No specific impacts identified</p>
Learning Disability	May-November	<p>Recognise that there are significant changes in expectations taking place which affects the culture of services and are challenging as more people with a Learning Disability want to live independently. This implies more risk taking</p>

		Better housing choices form part of this shift
Mental Health	May-November	Some people with mental health issues access supported housing but this is mainly not their main need. However there needs to be an awareness of this issue among support staff
Long Term Limiting Illness	May-November	Covered within other categories
Multiple Impairments	May-November	Covered within other categories
Other - Specify		
Race	May-November	Some concern about prejudice within Supported Accommodation. This is addressed within providers management policies
Sex	May-November	There has been a consistent growth in numbers who are reporting domestic abuse. This may, at least in part be a result of increased awareness and willingness to report these acts. More solutions are being developed that do not involve the use of Refuges
Gender Reassignment		No specific impacts identified
Religion or belief		No specific impacts identified

Sexual Orientation		<p>Concern that there may be some prejudice experienced towards those living in Supported Housing by other residents</p> <p>Management practices are regularly reviewed</p>
Pregnancy or maternity		No specific impacts identified
Marriage / Civil Partnership		No specific impacts identified

Engagement Findings – Continued

a) How will the proposal help to eliminate discrimination, harassment and victimisation?
In developing a wider range of housing options means that prejudice will have to be challenged. Commissioners and providers will have to work with individuals and communities to ensure successful integration
b) How will the proposal help to advance equality of opportunity?
Will create a better range of housing choices and therefore support a higher level of independence
c) How will the proposal help to foster good relations?
The strategy contains a number of positive actions that relate to inter action with the wider community. For example social activities that could be inter generational

During the engagement process were there any suggestions on how to avoid, minimise or mitigate any negative impacts? If so, please give details.
<p>1. Consider carefully where people are re-housed so they are not put at risk</p> <p>Response Protocols are being developed to help with the transition to more independent living</p> <p>2. Do not create ghetto's of needs</p> <p>Response The delivery plan includes widening the choices of supported accommodation available and where it is located to reflect individual needs</p> <p>3. People cannot make housing choices as information is not always available</p> <p>Response Focus on developing a range of new information using various formats that make it more accessible</p> <p>4. Older gay/lesbian people feel unable to access sheltered housing</p>

Response

This should be addressed within providers' management policies and will be considered as part of Supporting People reviews

5. More Supported Housing should be built to help vulnerable people

Response

There has been a strategic shift in the way support is being delivered to support people at home. Generally evidence suggests that this is a better option for most people. also the resources to develop more of this type of development are now very scarce

7. Action Plan and Performance Management

What is the negative impact?	Actions required to reduce/eliminate the negative impact (if applicable)	Who will lead on action	Target completion date
A number of actions are being taken to stop negative impacts as identified in section 6			
On going consultation will take place concerning the detail of the delivery plan	A range of activities planned including community consultation on older people's housing on-going dialogue with representative bodies	Ken Davies	June 2013
Monitoring of the impact of the Strategy will be included in the delivery of the Housing Strategy	Reporting to Housing Strategy Steering Group	Ken Davies	On going