

DARLINGTON BOROUGH COUNCIL Supported Housing Strategy 2012 – 2017:

Meeting the challenge

**Adults
Homeless related groups
Older People**



Supported Housing Strategy 2012-2017

Date: December 2012

Forward

Executive Summary

Supported Housing Strategy 2012-17

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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.

The strategy covers a wide range of needs that often over-lap. 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 Technical Appendices that can be found here **(insert link)** and this evidence is summarised in the main document.

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. In section 2 the role of supported housing is set out and this is followed in section 3 by a review of the challenges that this strategy needs to address. In section 4 we consider the context in which supported housing operates and then in section 5 we consider the evidence that has been gathered to support the proposals for change. Finally in section 6 priorities for action are identified and a delivery plan is included at Appendix 1.

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.

- There are 11 main Social Housing providers of supported accommodation in Darlington and by far the biggest provider is the Council through its older people's accommodation.
- There are also a number of private sector providers mainly focused on older people and people with a learning disability.
- There are also a number of 3rd Sector providers (Almshouses/Charities) mainly focused on homeless groups.

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 or an intensive mixture of 24 hour support and care but they all require specially designed accommodation. Supported Housing can be divided into three broad areas:

- 1. Adult Groups:**
This includes people with a learning disability, a mental health problem and people with a physical disability or a sensory impairment.
- 2. Homeless related groups:**
This includes for example homeless single people and people fleeing domestic abuse.
- 3. Older People:**
This covers people age 50 and older.

2.2 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.

Some supported housing is provided to meet a very specific purpose and therefore will have more detailed objectives these are addressed in section 5.

The range of needs that are met by the various forms of supported housing point to the complexity of these services. These forms of specialist provision often link in with a wide range of other services and do not comfortably sit within a traditional housing analysis. Consequently in the next section we set out the challenges that this strategy needs to address.

3.0 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.

We need an overall plan for how we will meet needs over the next five years but we also need to make a realistic judgement based on the current financial climate about what we can do. We need to consider the challenges emerging in the rapidly developing policy agenda that the Government is driving. The main focus of the strategy therefore will be on making the best use of our current resources.

In the next section we consider the wider policy context.

4.0 Context



National 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. To support this the Government introduced new Affordable Rents (80% of market rents) to enable Registered Providers to generate more income to support 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 is set out in *Laying the Foundations: A Housing Strategy for England*, published in November 2011.

The national policy drivers for housing are to:

- 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.

¹ Joint Ministerial Group, Department of Communities and Local Government August 2012

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:

Fig 1: Strategic Linkages



5.0 Changing Needs

In this section we will consider the evidence that has been gathered in the process of developing this strategy. A detailed evidence base has been produced and placed in Appendix 3 and this will be available here ([inset link](#)). This section has been organised to first provide some general information common to all groups and then it is divided by the three groups identified in Section 2. Each of these contains specific priorities for action.

5.1 Changing approach

The changes in national policy, reductions in public sector funding and welfare reforms are already seeing 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 that can deliver efficient services that are focused on the individual. This is a developing process with providers 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 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 underestimated. Work commissioned by the Government in 2008² 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.

² DCLG Research into the financial benefits of Supporting People Gap Gemini 2008

5.2 Individual Groups

In the remaining part of this section a more detailed analysis of the Supported Housing is developed:

A. Adult Groups

Learning Disabilities

What we know:

It is estimated that there are about 2,500 people with a learning disability³ in Darlington:

- There are 1,860 people with a learning disability over 18 and 376 of these are over 65⁴.
- 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.
- 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.
- About 500 adults are receiving direct support from the Council now and about 100 have a direct payment.
- At the moment less than 50% of adults with a learning disability live with their family but with an increase in personalisation and changing expectations more people, particularly younger people will want to live independently.
- Although a majority of adults with a learning disability live away from their family very few are owner-occupiers.
- Supported housing provision consists almost exclusively of Supported Living accommodation. These are usually houses with 2/3 people sharing. A small number of people live in sheltered housing or extra care housing. There is therefore very limited choice for those who want to live independently but need some support

The Darlington Learning Disabilities Strategy 2012-15 sets out the following housing related challenges:

- Housing aspirations will be captured, collated and used to evidence housing plans and strategies.
- Develop a plan to increase the numbers of people with a learning disability accessing a wider range of accommodation options, e.g. ownership, shared ownership, sheltered accommodation and extra care.
- Develop a plan to reduce the number of people living in residential care.
- Develop a plan to reduce the number of people being supported outside of Darlington.

³ Darlington Learning Disability Strategy 2012-15

⁴ PANSI March 2012

- Reduce the numbers of people living in shared accommodation unless it is their choice.

What we understand:

The key issue that has emerged from consultation with a wide range of stakeholders, people with learning disabilities and their carers is that there is a need for a wider range of housing choices. The Supported Living model of supported housing emerged during the closure of long stay hospitals as a positive choice and then further expanded with the introduction of Valuing People⁵ and the shift away from care related provision. As these changes have taken place expectations have changed as the culture of service provision has changed. Where once safety was the main priority, quality of life is now the main driver supported through more choice and control. Consequently 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. Growth in housing provision as a result of growth in the numbers of people with a learning disability therefore needs to focus on independent living models.

There is also now evidence that the current level of Supported Living provision needs to reduce. A number of Supported Living providers are experiencing difficulties in letting accommodation in houses as they occur while a number of people living in these circumstances have expressed a desire to move to alternative accommodation. This is still a need for Supported Living but there also needs to be a shift in the balance towards more independent living. It is difficult to place a figure on the scale of change required as this depends on individual circumstances and the range of alternatives that are available.

The issue of aging also needs to be addressed. A growing number of people with a learning disability are reaching old age while there are also a number of people in middle age that would benefit from living in some form of specialist accommodation for older people. These needs can be met through better promotion of what is available and work on access arrangements. A more complex challenge is addressing the needs of older carers who in other circumstances would access older people's accommodation. There is very limited specialist two bed accommodation and therefore early engagement and discussion of housing options are needed.

The area that is most under developed is the option for those who wish to purchase a home or enter into shared ownership. This is always likely to be an option for a small number of people who have access to resources. A starting

⁵ Valuing people: a new strategy for learning disability for the 21st century DoH (2001)

point is the provision of more information and the development of an on going dialog on housing options.

What we need to do:

There is a need to offer a better range of housing options:

- Independent accommodation for those who choose to move out of Assisted Living. This is likely to see a reduction of 10 and 20% in Supported Living over the next 2 years.
- Make available sheltered housing/ extra care for those who need more specialist accommodation. This will include younger people who would benefit from a communal environment.
- 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.
- Plan for those older carers who may need to move with their family to larger specialist accommodation due to increasing frailty.
- Increase access to private sector accommodation.
- Provide options for those who may want to purchase or part buy a home.

Some of these needs can be accommodated within existing provision including Council accommodation but there will be a need for a small amount of additional accommodation

We also need to:

- Develop a protocol for those people who want to move from Supported Living to more independent housing and to sheltered housing/ extra care.
- Provide accessible information on housing options.

Mental Health

- There are 9,825 people with a Mental Health problem aged 18 or over in Darlington.
- It is estimated that 1 in 6 people will suffer a mental illness at some stage in their life.
- Severe mental illness affects around 0.8% of Darlington's population (approximately 800 people).
- Recent research conducted by the Darlington Clinical Commissioning Group⁶ suggests that the number of people with a mental health problem will continue to grow.
- People with severe mental illness are three times more likely to be in debt and have the lowest employment rate of any disabled group.

There are three properties that can be described as supported housing schemes specifically for people with mental health problems although they are

⁶ Clinical Commissioning Group: Clear and Credible Plan 2012-17

not funded through Supporting People. However, mental health is often a significant secondary problem for people who access other supported accommodation. A survey of the need of people living in supported housing confirmed this⁷.

The vast majority of the people with a mental health problem as their main need and also in need of support, live in ordinary accommodation and receive a floating support service such as weekly visits from a Support Officer. This approach to providing support was part of a strategic decision taken by Supporting People after reviewing service provision and this will continue to be the main way of dealing with this need.

What we need to do:

- There is no evidence that there is a need for more dedicated supported housing for people with mental health problems and therefore support will be provided through floating support commissioned by Supporting People
- We need to recognise that some people entering all forms of supported accommodation will have a mental health problem as a secondary need. There are therefore issues concerning the type of support on offer which will be addressed by Supporting People
- A small number of people with complex problems including mental health problems present challenges that require a high level of inter-agency action. Work is on going to build a shared approach across agencies to improve the collective response.

Physical Disabilities and Sensory Impairment

This category does not include people aged over 65.

- There are 6,370 people under 65 with a moderate to server physical disability in Darlington and this will grow to 6,425 by 2020.
- Over a third of these are people aged 55 to 65.
- There are around 700 disabled children in Darlington aged under 19.

A range of specialist accommodation is available to people with physical disabilities. Although properties consist mainly of flats and bungalows there are also houses of various sizes. There are over 100 properties for Social Rent and a number of properties have been developed for sale although these are mainly within developments for older people.

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.

⁷ Darlington BC survey of Supported Housing June 2012

However, there is a continuing pressure to adapt ordinary 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 properties to reduce demand for expensive adaptation.

There are also a small but growing number of people leaving the Armed Forces with physical disabilities. Some of these have other problems that may require additional support

What we need to do:

- Commission the development of additional properties for Affordable Rent for people with physical disabilities within the wider Affordable Housing Development Programme⁸.
- Make the best use of properties that have been adapted. For those Council properties that have had expensive adaptation a Flexible Tenancy (Fixed Term) will be offered to new tenants. This will provide an opportunity to review the need for this type of accommodation.

B. Homeless related groups

This covers a wide range of needs from young single homeless people to people with drug or alcohol problems and people fleeing domestic abuse. Most people live in supported housing in this sector for no more than two years. This form of supported housing is intended as a pre-cursor to independent living and is therefore different to other forms of supported accommodation covered in the strategy. All of this supported accommodation is social rented housing.

As part of Supporting People's review of provision, a strategic decision was made to mainly support people in general housing rather than in supported accommodation. Most people who fall into these groups therefore receive a floating support service. The remaining supported provision houses people with a mix of needs and age ranges.

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

⁸ Funded through the Homes and Communities Agency

- Growing numbers of people experiencing domestic abuse

The recession is expected to see an increase in homelessness nationally. The Government have introduced a number of homelessness related initiatives⁹ and this has increased the pace of change and will also influence local policy. The Homelessness Strategy is being updated to take account of these developments.

The Welfare Reforms are likely to have an impact on the options for those who are ready to move out of supported accommodation and these two trends may see the demand for supported accommodation increase. One provider has now confirmed plans to carry out a major refurbishment of their scheme in 2013 and this will bring a welcome improvement in the standard of accommodation. However, at the moment there is no evidence that there is a need for additional supported accommodation.

Over all therefore the possible growth in homelessness will increase the need for Floating Support rather than the need for Supported Accommodation

What we need to do:

- Refresh the Homelessness Strategy
- Supporting People will lead a review of supported housing during 2013
- Closely monitor trends in homelessness
- Continue to work with Private Sector landlords to help increase housing options

C. Older People



The growth in the older population has been the subject of national policy debate for over 30 years. Within a growing national population the proportion of older people has grown significantly in the past 10 years and this growth is

⁹ Vision to end rough sleeping: No Second Night Out CLG 2011 and Making every contact count: A joint approach to preventing homeless CLG 2012

expected to continue. In Darlington the older population is set to grow by 7,700 over the next 30 years. This is a 41% growth. Key issues include:

- 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 expectation of older people varies considerably. There are now 4 generations of older people and therefore planning future housing and support must take account of this wide range of differences.
- 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 and implies that the potential market of people for social rented options is reducing.
- More couples are surviving into old age and they are likely to be more reluctant to move into one bed accommodation. There is also considerable evidence of older people being increasingly interested in two bed accommodation because:
 - Their family have moved out of the area for work and they want a spare room for them to come to stay.
 - They provide care for grandchildren.
 - They have friends and relatives stay over regularly.

There is therefore a need for more accommodation for older people and this is supported by the Darlington Strategic Housing Market Assessment 2012:

“Addressing the accommodation requirements of older people is going to become a major strategic challenge for the Council over the next few decades, with the number of residents aged 65 or over expected to increase dramatically.

The household survey identified that the vast majority of older people (80.7%¹⁰) wanted to continue to live in their current home with support when needed. A further 26% would consider renting sheltered accommodation, 13.9% buying a retirement apartment, 12.2% buying in a retirement village and 4.8% moving to a residential care home/extra care scheme. This evidence points to the need to diversify older persons' provision within Darlington Borough.”

¹⁰ The survey was multiple choice and respondent could choose more than one category so results do not add up to 100%

This needs analysis said that there is a need for 58 additional properties for older people per year. A total of 290 properties over 5 years with the balance (80%) towards owner occupation

Current Provision

- The Council is the largest provider of specialist accommodation with 957 units.
- Registered housing providers have a further 789 properties¹¹.
- There are therefore 1,746 units of social rented accommodation for older people in the borough. This is approximately 25% of the total social rented stock¹² in Darlington

Specialist Housing has not been limited to social renting. A small number of properties for leasehold (part owned) and shared ownership (part rent/part own) have been developed through registered providers. There have also been 124 properties for ownership developed. In total this is less than 0.5% of the owner-occupied stock¹³

Although most of the specialist stock is over 30 years old, most providers have modernised their stock leaving only 63 units of bedsits owned by one registered provider. However, improvements to space standards generally have proved more difficult to achieve due to building design. Consequently many properties are based on original space standards that are less generous than new build. There are also problems with those properties that do not have lift access to flats on upper floors that are intended for older people. This is a design that was widely used in older people's accommodation but has always been problematic particularly as people age and become less mobile. It is very difficult to deal with this problem due to the design. Often the flats are designed around a stairwell serving 4 or 6 flats. Providing lift access is an unaffordable solution and the provision of a chair lift is often difficult due to the design of the stairwell. Also there are increased costs of maintaining the equipment for public use.

Demand

There is evidence of falling demand for specialist accommodation including extra care. 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 and for the first time in a number of years all Council schemes being available to let creating additional capacity. However the evidence suggests that there is a longer term small over supply of social rented accommodation in some areas. There may be a number of reasons for this. The issues concerning extra care are more complex and could be affected by any changes to eligibility criteria for care.

¹¹ Homes and Communities Statistical Data Return 20011/12

¹² ELASH 2012 and HCA Statistical data 2011/12

¹³ Based stock figures in Darlington Strategic Housing Market Assessment 2012

There is also 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 these schemes and this can have a positive impact on demand. Finally, 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.

Extra Care Housing



An Extra Care Housing Strategy is being produced as part of the work on the Supported Housing Strategy. This will consider the need for additional extra care and reviews the current role that it plays. Key issues that have emerged include:

- There is little provision for owner occupiers but there is sufficient social rented provision.
- Recognise that extra care can support a wider range of needs and there is a need for this type of provision for younger people
- Developing the role extra care can play within the wider community; with the possibility that it can become a service hub that may link in to the new health commissioning arrangements
- There is a need to ensure that tenants are offered choice and value for money and this has led to a review of what we offer. One area for development in the Council run schemes is the meals service
- We recognise the importance of social activities and are considering how we can sustain or improve a range of social activities. This action is being linked to a wider initiative on social activities for older people in specialist accommodation

Future needs

There are a number of models for projecting the need for specialist accommodation. In 2008 More Choice Greater Voice toolkit was published focusing on the development of Older People's Housing Strategies¹⁴. This

¹⁴ More choice Greater Voice Toolkit 2008 Care Services Improvement partnership/Housing LIN

contained a model for projecting need. The More Choice Greater Voice approach is based around places or units of accommodation and looks only at people aged 75 and over. It needs to be stressed that this is not an exact science but a judgement based on the range of information available.

The following figures are based on an older population age 75+:
 2015-9600 over 75
 2025-13000 over 75

Table: Projecting future supply – adapting the More Choice Greater Voice Model

Type of provision	Current supply	Suggested provision per 1000 of population 75+	Suggested supply 2015 from 2012	Increase/ (decrease) by 2015	Suggested supply by 2025	Increase/ (decrease) by 2025 from 2012
Housing based provision for dementia	14	10	96	82	125	111
Extra Care for rent**	154	12.5	120	-34	163	9
Extra Care for sale**	0	12.5	120	120	163	163
Sheltered for rent***	1,746	60	567	-1179	780	-966
Sheltered for sale***	124	85	816	692	1105	981

These figures do not include the needs of people below the age of 75 and therefore they should be seen as an indication of the direction of priorities. The clear message is that there is a shortage of choice for people who want to purchase specialist accommodation and an oversupply of accommodation for older people.

What we need to do:

- Promote the development of specialist accommodation for owner-occupation.
- In specific areas consider small developments of new specialist housing for social rent over the next 5 years. This will be informed by the work on local plans for dealing with falling demand.
- A number of actions are required to address stock condition and falling demand:
 - Discussions with all providers concerning the quality of existing stock with an aim of reducing substandard accommodation.
 - Produce a full market assessment of specialist accommodation by catchment area. This will see:
 - The development of local plans in consultation with tenants.
 - A small amount of stock redesignated for use by another client group. Existing tenants will be consulted and if they

- choose to move they will be assisted in transferring to another property.
- Changes to the allocations policy for some properties leading to some properties being let to younger people. This has already taken place for some properties.
 - Action to improve access where this is a problem and the work is feasible.
 - Development of targeted promotional activities.
- Address the need to support Social Activities in discussion with the 3rd Sector and other registered providers. This is likely to have resource implications and funding options will need to be explored in consultation with stakeholders. This includes extra care housing.
 - A number of detailed recommendations included in the Extra Care Housing Strategy will need to be implemented.

5.2 Conclusions

This is a period of significant change that we require a clear sense of direction. This period is likely to see a new “market” for support and care emerge as the way services are planned and delivered change. This will inevitably affect the role that Supported Housing provides.

Despite the challenges ahead there is good reason to be optimistic that Supported Housing can play a critical role in continuing to meet future needs.

Set out in the next section are the priorities for action that have emerged in this analysis.

6.0 Priorities for Action

1	General	Action 1	Ensure there is an appropriate range of information available on housing options including owner-occupation
		Action 2	Regularly review allocations policies to ensure current needs are being met
		Action 3	Review the progress of the strategy annually
2	Learning Disabilities	Action 4	Rebalance supply of accommodation by offering independent accommodation for those who choose to move out of Assisted Living.
		Action 5	Make available sheltered housing/ extra care for those who need more specialist accommodation
		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
		Action 7	Plan for those older carers who may need to move with their family to larger specialist accommodation due to increasing frailty
		Action 8	Increase access to private sector accommodation
		Action 9	Provide options for those who may want to purchase or part buy a home
3	Mental Health	Action 10	Supporting People will monitor the way people with mental health problems are supported in supported housing through their review process
		Action 11	Build a shared approach across agencies to improve the collective response to people with complex problems
4	Physical Disabilities	Action 12	Commission the development of additional properties for Affordable Rent for people with physical disabilities within the wider Affordable Housing Development Programme
		Action 13	Monitor the impact of the introduction of flexible Tenancies for adapted properties

5	Homeless Groups	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
		Action 15	Supporting People will lead a review of supported housing during 2013 for this group and this may lead to further recommendations
		Action 16	Closely monitor trends in homelessness to understand how the downturn in the economy and the welfare reforms are affecting supported housing
		Action 17	Continue to work with Private Sector landlords to help increase housing options
6	Older People	Action 18	Promote the development of specialist accommodation for owner-occupation
		Action 19	Identify in specific areas small developments of new specialist housing for social rent over the next 5 years.
		Action 20	Hold discussions with all providers concerning the quality of existing stock with an aim of reducing substandard accommodation
		Action 20	Produce a full market assessment of specialist accommodation by catchment area.
		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
		Action 22	Produce an Extra Care Housing Strategy.

7. Glossary

Adapted properties	Changes that are made to the physical fabric of the home to make it suitable for the occupier. The most common adaptations are stair-lifts, grab rails, level access showers and ramps
Affordable Housing	Housing options available to residents who cannot afford to rent or buy a home in the private market. Includes social rented housing, affordable rented housing and intermediate housing solutions such as shared ownership. It also includes the Affordable Rent Model.
Affordable Rent	Homes made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing is at present. Registered Providers (see below) will have the freedom to offer Affordable Rent properties on Flexible tenancies tailored to the housing needs of individual households.
Choice Based Lettings (CBL) - 'Compass'	Scheme for the allocation of social housing designed to offer more choice and involvement for customers in selecting a new home. Social rented housing is advertised allowing customers to 'bid' (register an interest) for those homes.
Flexible (or Fixed-term) Tenancy	A new power for RPs to offer a new 'Flexible' tenancy with a minimum term of two years that ends the automatic 'home for life'.
Homes and Communities Agency (HCA)	The national housing and regeneration agency for England. A non-departmental public body, sponsored by the Department for Communities and Local Government (DCLG). It provides funding for affordable housing and is the social housing regulator.
Homelessness	The 1996 Housing Act states that a person is homeless if: there is no accommodation that they are entitled to occupy; or they have accommodation but it is not reasonable for them to continue to occupy this accommodation.
Housing Needs	The requirements that individuals and households have for housing.
Local Lettings Plan	A local lettings plan will include a statement on how an RP will support and sustain a diverse and balanced community and some targets to let to particular groups of customer. Examples include: <ul style="list-style-type: none"> • Under-occupying some family homes to balance child density • Percentage of transfer cases
Move On Accommodation	For people moving on from a supported environment, this accommodation is sometimes transitional accommodation to full independence
Private Landlord	A company or individual (e.g. not a local authority or registered provider) who owns and lets properties for an income.
Registered Provider (RP)	Also known as Housing Associations or Registered Social Landlords (RSLs). They are not for profit organisations that provide social housing. They are regulated through Homes and Communities Agency (HCA).

Social Housing	A general term for subsidised rented and intermediate tenure housing provided by RPs.
Strategic Housing Market Assessment	Practice guidance issued by Communities and Local Government, along with Planning Policy Statement 3, which sets out a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate.
Tenancy Policy	A document a RP must have in place detailing their approach and use to fixed term tenancies should they decide to implement.

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