

TELFORD & WREKIN COUNCIL

CABINET - 18 JUNE 2020

TELFORD & WREKIN'S SPECIALIST & SUPPORTED ACCOMMODATION STRATEGY 2020-2025

REPORT OF THE DIRECTOR HOUSING, EMPLOYMENT & INFRASTRUCTURE

LEAD CABINET MEMBER – CLLR DAVID WRIGHT, CABINET MEMBER FOR ECONOMY, HOUSING, TRANSPORT & INFRASTRUCTURE AND CLLR ANDY BURFORD, CABINET MEMBER FOR HEALTH & SOCIAL CARE

PART A – SUMMARY REPORT

1. SUMMARY OF MAIN PROPOSALS

- 1.1 The Council's Plan To '*Protect, Care and Invest to Create a Better Borough*' includes commitments to:
- Protect and support our most vulnerable adults and children.
 - Support communities and those most in need and work to give residents access to suitable housing.
- 1.2 Having a range of high quality specialist and supported housing, to accommodate and protect our most vulnerable people, is an essential part of delivering these commitments and creating a place where all citizens can live well, both now and in the future. This means delivering a range of housing that enables people to live independently including, where appropriate, adapting existing homes.
- 1.3 In this context, the report presents for consideration and approval, Telford & Wrekin Council's Specialist & Supported Accommodation Strategy 2020-2025 (**Appendix 1**). The Strategy is the culmination of work to fully understand current and anticipated demand, as well as gaps in provision, for housing specifically for vulnerable people.
- 1.4 The Strategy sets out our vision for the provision of specialist and supported accommodation and the objectives within the strategy are aligned with those within the Council's wider Housing Strategy and include:
- Making the best use of **existing accommodation** including by utilising Disabled Facilities Grant to fund works and adaptations that will enable people to remain in their own homes, and live independently for as long as possible, whilst reducing the need for social care.
 - Developing a range of **new build specialist and supported accommodation** over the next 10 years, that is tailored to reflect the identified needs within our local communities.

- Ensuring that support and care services, delivered by registered providers as well as the community, to people within supported housing as well as those living in mainstream housing, are effective in **promoting people’s wellbeing and independence**.

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| 2. RECOMMENDATIONS |
| 2.1 That Cabinet approve Telford & Wrekin’s Specialist & Supported Accommodation Strategy 2020–2025 outlined in Appendix 1. |
| 2.2 That Cabinet delegate authority to the Director for Housing, Employment & Infrastructure to develop Supplementary Planning Guidance to support the implementation of the Strategy. |

3. SUMMARY IMPACT ASSESSMENT

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| COMMUNITY IMPACT | Do these proposals contribute to specific Co-Operative Council priority objective(s)? | |
| | Yes | <ul style="list-style-type: none"> • Protect and support our most vulnerable adults and children • Support communities and those most in need and work to give residents access to suitable housing • Improving health and wellbeing across Telford and Wrekin |
| | Will the proposals impact on specific groups of people? | |
| | Yes | <p>The Strategy sets out short, medium and long term housing requirements associated with:</p> <ul style="list-style-type: none"> • Older people • People with learning disabilities and those in transition • People with complex needs and part of the Transforming Care Partnership (TCP) • People with an assessed mental health need • Young vulnerable people and those leaving care • Those at risk of homelessness and with low level, unassessed, mental health needs including: <ul style="list-style-type: none"> ○ Alcohol & substance misuse ○ Domestic violence • People with physical disabilities • Families, carers & support providers |
| TARGET COMPLETION/ DELIVERY DATE | Publication of the Specialist & Supported Accommodation Strategy is proposed in summer 2020 following Cabinet approval | |
| FINANCIAL/ VALUE FOR MONEY IMPACT | Yes | The adoption of this strategy will allow the Council to manage the market for specialist and supported accommodation more efficiently and this will deliver improved opportunities for the delivery of Council |

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| | | <p>commissioned care. This will assist in the achievement of improved longer term outcomes for vulnerable people and improved cost control, so resulting in better value for money.</p> <p>The provision of this accommodation within the Borough will support the Council's preventative agenda by giving members of our community access to better specialist housing opportunities and so allowing them to remain independent for as long as possible and potentially reducing future care needs.</p> <p>The current implementation of the action plan to support this proposed strategy is being met from existing resources but financial implications may arise as more in depth work is carried out on the activities identified.</p> <p>Any significant financial implications arising from the implementation of this strategy will be reported through future financial management reports to Cabinet and accommodated within future service and financial planning strategies</p> <p>TAS 12.2.2020</p> |
| LEGAL ISSUES | Yes | <p>There is no legal requirement to have a Specialist & Supported Accommodation Strategy as there is in other areas of housing provision, e.g. allocations policy and the Homelessness Strategy.</p> <p>The strategy does however serve as a useful policy document setting out the Council's approach to meeting various statutory responsibilities which overlap or directly link to housing provision and support for vulnerable persons with complex needs to live independently as possible and to plan and safeguard their housing needs.</p> <p>The Care Act 2014 imposes a general duty on local authorities to promote an individual's well-being which includes the suitability of living accommodation. Statutory guidance makes it clear that developing a local approach to preventative support is wider than adult care alone, and should include the involvement of those responsible for housing services.</p> <p>Accommodation requirements for people with mental health needs is also provided for under the Care Act 2014.</p> |

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| | | <p>The Autism Act 2009 and the subsequent 2010 Autism Strategy 'Fulfilling and Rewarding Lives' states that the needs of adults with Autism should be taken into account in local housing planning, design and allocation, in line with local priorities.</p> <p>Moving forward any legal issues arising from implementation of this strategy and programme of work will be considered by Legal Services. A legal representative sits on the Programme Board and will ensure that work-streams delivered through the programme are legally compliant.</p> <p>PM 12.02.2020</p> |
| OTHER IMPACTS, RISKS & OPPORTUNITIES | Yes | <p>The proposals within the S&S Strategy impact significantly on the current ways of working and how we engage with the market. To date this has been predominantly market led due to the rise in popularity of the supported living model and the potential it offers for a higher level of rental income to providers and investors. The proposals within the strategy will ensure that the Council are able to manage the market more effectively and with the creation of an accommodation framework via a DPS (Dynamic Purchasing System), it will mean that providers have to qualify in order to be able to attract commissioned services in T&W.</p> <p>Risks and opportunities arising out of the strategy are managed by the Project Team and will be reviewed and monitored by the Housing Programme Board.</p> |
| IMPACT ON SPECIFIC WARDS | No | Borough-wide impact |

PART B – ADDITIONAL INFORMATION

4. INFORMATION

4.1 Background

4.1.1 Having a range of high quality specialist and supported housing, to accommodate and protect our most vulnerable people, is essential to creating a place where all citizens can live well, both now and in the future. This means delivering a range of housing that enables people to live independently including, where appropriate, making use of Disabled Facilities Grant to fund adaptations within existing homes.

4.1.2 The type of housing required is diverse but needs to accommodate;

- a) **Supported Living:** Where care and/or support is a core part of the housing offer.
- b) **Specialist housing:** Housing that is specifically for people with particular needs or characteristics, e.g. age-designated housing or adapted/wheelchair accessible but where there may not be care or support directly linked.”
- c) **Mainstream/Supported accommodation:** General needs / mainstream housing designed for all but where it might also suit those with particular needs and characteristics. E.g. with the addition of appropriate care and/or floating support or minor adaptations could accommodate some of our vulnerable residents.

4.1.3 In order to understand the detail behind the nature and quantum of specialist and supported housing required, the Council, working with Housing LIN (Learning & Improvement Network), who are recognised by government and the housing with care sector as a leading ‘knowledge hub’ on specialist housing, have undertaken an in depth supply and demand analysis of specialist and supported housing in the Borough. This has been determined through consultation with internal and external stakeholders combined with an objective quantitative assessment of future need. For the first time we now understand and are in a position to present to the market:

- The current level of unmet need within the Borough for different types of specialist and supported accommodation.
- How this estimated need for specialist and supported accommodation is expected to change in the short term (by 2020/21), medium term (by 2025/26) and long term (from 2030/31).

4.1.4 Underpinned by this sound evidence base, the Council has developed its **Specialist & Supported Accommodation Strategy** (Appendix 1) which reflects the priorities and aspirations of the Council as well as key stakeholders. The strategic objectives, which underpin our vision for the provision of specialist and supported accommodation, are aligned with those within the Council’s wider Housing Strategy and include:

- Making the best use of **existing accommodation** including by utilising Disabled Facilities Grant to fund works and adaptations that will enable people to remain in their own homes, and live independently, for as long as possible whilst reducing the need for social care.
- Developing a range of **new build specialist and supported accommodation** over the next 10 years, that is tailored to reflect the identified needs within our local communities.
- Ensuring that support and care services, delivered by registered providers as well as the community, to people within supported housing as well as those living in mainstream housing, are effective in **promoting people’s wellbeing and independence**.

4.1.5 The Strategy is principally aimed at developers, providers and funders and is intended to catalyse and underpin the Council's ability to manage the market more effectively, broker strong relationships and stimulate supply whilst being able to ensure that accommodation is of a high quality and meets the needs of older and vulnerable.

Covid19

4.1.6 The importance of ensuring the sufficiency of suitable and quality supported accommodation has been further highlighted since the Covid19 outbreak and in the Council's response to this, as we have worked to safeguard the health and safety of residents. Emergency supported accommodation has been set-up to enable those living in residential settings to have a place where they can relocate safely for isolation or other emergency needs. The availability of Council owned accommodation has meant we have been able to react quickly to these emergency needs in a time where the majority of Providers were forced to suspend their access and referral into accommodation.

4.1.7 As part of the Covid 19 response, communities have been working with vulnerable individuals on a range of support tasks from dog walking, shopping, collecting medications and making safe and well calls etc. As we move into the recovery period it is vital that we encourage and enable communities to continue to provide these support functions which have allowed people to remain safely in their home settings thereby reducing the burden on social services.

4.1.8 The Covid 19 pandemic has further emphasised the importance of supporting people to remain living independently in their own homes or in supported housing as oppose to more institutional settings.

4.2 Implementation

4.2.1 The Strategy provides a clear context to engage with providers, investors and funders and sets out how the Council will work with and support the market to meet the housing needs of our vulnerable residents.

4.2.2 The Council has also been successful in a bid to the LGA Housing Advisors Programme, securing funding to enable us to retain Housing LIN to support in the delivery of the following key actions:

- **Managing the quality of specialist and supported accommodation through the development of a housing provider framework** – the proposal is to introduce a Dynamic Purchasing System and we are working with colleagues from Procurement and across service areas to agree the scope of the framework.
- **Making best use of planning policy** – Planning guidance will be developed to support the introduction of the Council's Specialist & Supported

Accommodation Strategy, this will be developed, refined and consulted on prior to adoption as Supplementary Planning Guidance by Cabinet and will support the further implementation of the Strategy via the review of the Telford & Wrekin Local Plan.

- **Engaging and stimulating the market** – to support with the publication of the Strategy and the commencement of market engagement activities.
- **Engagement with older citizens in Telford & Wrekin** – Accommodation for older people represents the largest numbers in the strategy. As such, a programme of engagement is being implemented to enable us to have a clearer understanding of the type and tenure of housing that will be relevant to older people, geographical factors influencing needs and preferences, the relevance of support services and the factors that will determine older people's willingness to 'downsize/rightsize'.

4.2.3 It is also intended, as set out in the Strategy itself, that the Council provides an update of assessed need on an annual basis.

5 PREVIOUS MINUTES

None

6 BACKGROUND PAPERS

None

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