

Housing with Support update



- Rob Hepworth and Emma Calvert-Jones
- ASSH Panel
- 8th November 2018

Overview of current position

Recap of accommodation options developed since previous Learning Disabilities Joint Commissioning Strategy 2009-2014

Housing with Support Strategy 2017-2027 and action plan <http://www.n-somerset.gov.uk/wp-content/uploads/2018/09/housing-with-support-strategy-2017-27.pdf>

Housing Project Officer

Supported Living Co-Ordinator



Current accommodation models

- Shared Lives
- Short term accommodation (previously Supporting People)
- Extra Care
- Supported living service models
 - Links Court
 - Marson House
 - Decommissioned residential care homes

Current Projects

Clifton Road

- Opportunity for a potential site was spotted days before going to auction
- Partner we were already working with on another site were asked if they would be interested
- Planning permission was already in place for eight 2 bed apartments
- Provider worked up a plan to turn the property into single occupancy properties and were interested, HB claim was agreed in principal and potential clients identified so withdrawn from auction and sold directly, realising MTFP capital receipts.
- Aiming to save £15k PA per flat from the ASC budget
- Due to open Feb 2019

Extra Care Scheme Tamar Court

- **Tamar Court Worle**
- **61 Unit Extra Care Facility for Older People**
- **Wellness Centre for Dementia day services.**
- **Opened November 2016. Flagship Development in conjunction with NS CCG and Alliance Care**
- **Revenue savings in 2017/18**
- **C£150k cash savings pa**
- **C£250k cost avoidance**
- **Assistive Technology Pilot November 2018**

- **Development Strategy –**
- **2 develop two more 65 units of accommodation in the next five years one in Weston and one in the north of the District.**

Extra Care

Future plans

- **Yatton Site**
- Currently in the process of getting executive sign off and contracts being exchanged on the land for work to then commence 60 units – 30 affordable rent and 30 shared ownership
- **Diamond Court**
- Housing and Care 21 are presenting to their board for a small additional extra care site on land outside existing placement 23 units
- **Clevedon**
- Talks are underway to identify an area of land in Clevedon to develop another 65 unit extra care site.

Areas working well

- Relationships/data sharing with Housing Benefit (Liberata)
- Links with Planning Team
- Models/design improvements (eg individual units) & Assistive Technology
- Partnerships with local landlords and support/care providers

Issues to Consider

- Shared accommodation - matching/voids/environment
- Development funding and impact on rents
- Housing benefit exemptions (eg Care Leavers)
- Short term accommodation and move on/pathway
- Supported living ethos/recording shared and 1:1 hours
- Supported living training needs reviewing

Recommissioning Opportunities

Supported Accommodation Contract (SP)

- Provider meetings in September (8 providers)
- Extending contract until June 2019
- Internal processes and review of pathway, panels, etc
- Funding review for each scheme – current position
- Funding remodelling options – housing benefit and social care



Recommissioning Opportunities

Supported Living

- Part of new Specialist Care and Support Framework
- Project Plan template for housing developments
- Specific Schedule
 - Clarification/expectations – ethos, use of core hours, etc
 - Consistent record keeping of hours delivered/claimed for
- Open Framework
- Supported Living Training and Support – New developments / Reach Standards – pack / New Staff / Check in service
- Includes services for adults and young people/transitions



Summary

This is an exciting time in the world of Assistive Technology, Supported Living and Extra Care.

North Somerset want to be a leading council in the development of AT, SL and EC

With the development of new supported living schemes, the recruitment of specialist staff who are dedicated to delivering these projects, the development of new technologies and the incoming “Maximising Independence Vision” NSC is at the forefront of transforming how Adult Social Care is viewed and delivered.

Any questions?

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