

Economy & Infrastructure Scrutiny Panel

Supported Housing

14 December 2017

Housing in Kirklees – Context

- Undersupply of new homes – identified need for 1,730 pa of which 1,049 need to be affordable for 18 years (SHMA 2016)
- Affordability is an issue – average house price in Kirklees 5.2 times the average local household income of £24,939 (SHMA 2016)
- 18,738 existing Kirklees households in housing need which represents 10.6% of all households (SHMA 2016 – 2015 Household Survey)
- Homelessness is increasing in 2016/17 KC accepted a duty to 462 priority need households = up 14% on 2015/16.
- 9,500 on Housing Register - 2,500 KC homes available to let pa
- Growing and ageing population – increased need for specialist accommodation and support (2030 = 98,200 over 65's up 34%)
- Private sector housing – 17% of stock privately rented over 6,600 having conditions hazardous to Health and safety.

Supported Housing Provision

Kirklees Council:

- **19 Retirement Living Schemes (Sheltered) across the district = 483 homes**

- 261 x 1 bedroom flats
- 12 x 2 bedroom flats
- 1 x 3 bedroom flat
- 209 studios

Independent living for those aged 60+ with some housing related support and communal facilities and activities organised by Scheme Co-ordinators

- **3 Extra Care Schemes (Excellent Homes for Life) = 135 (1 and 2 bed flats)**

- Meadow Green, Heckmondwike = 43 flats and Meadow Green Lodge = 10 flats for people with dementia
- Woodland Court, Dewsbury = 41 flats
- Sandy Mount, Crosland Moor = 41 flats

Independent living with on site care and support and a range of communal facilities and activities. (usually 50+ years)

KC - Extra Care Housing Proposals

- **KC Ashbrow Housing Site – The mixed tenure housing site will include provision of a new 50 unit KC Extra Care Housing scheme to be managed by Kirklees Neighbourhood Housing. (Housing Revenue Account funded)**
- **KC Soothill Housing Site – Proposals for a mixed tenure housing development are being progressed and include options for the provision of a new Extra Care scheme (tenure to be decided)**
- **Potential to direct further Housing Revenue Account resources towards developing new supported housing as needs and priorities are clarified and determined.**

Joint / Partnership provision

- **HCA Care and Support Specialised Housing funding was catalyst for KC and Connect Housing working together to provide new supported housing**
 - Knowle Grange, Mirfield 6 x 1 bedroom bungalows and 1 wardens flat for people with severe physical disabilities
 - Siggot Street, Longwood 10 x 1 bedroom flats for wheelchair users/people with a physical disability or learning difficulty
- **Supported Living Accommodation provided or managed by external partners**
 - 85 apartments with nomination rights for the Council, for people with physical or learning disabilities, or mental health issues
 - 101 apartments with no nomination rights for the Council, for people with physical or learning disabilities, or mental health issues
- **Retirement Living Schemes run by Registered Providers**
 - 220+ flats across Kirklees (ages from 55 / 60 years)

Kirklees Local Plan Vision

'There will be a mix of high quality housing which offers choice and meets the needs of all our communities including affordable housing. The challenges of an ageing population will have been addressed and a range of housing and employment choices available to attract and retain younger age groups within the district to build sustainable communities.'

Local Plan Strategic Vision and Evidence Base

STRATEGIC VISION

- *Provide new homes which meet the housing needs of the community offering a range of size, tenure and affordability, support existing communities and access to employment, public transport, shops and services.*

EVIDENCE

- *The SHMA,*
- *Joint Health and Well-being Strategy (JHWS),*
- *Kirklees Joint Strategic Assessment (KJSA)*
- *Mental Health Accommodation Strategy*
- *Accommodation Strategy for Older People in Kirklees*

Evidence from the Strategic Housing Market Assessment

Housing option	% would consider
Continue to live in current home with support when needed	65.1%
Buying a property on the open market	24.0%
Rent a property from a private landlord	7.3%
Rent from HA	18.5%
Sheltered accommodation - To Rent	18.1%
Sheltered accommodation - To Buy	11.6%
Sheltered accommodation - Part Rent/Buy	4.3%
Extra care housing - To Rent	14.4%
Extra care housing - To Buy	8.7%
Extra care housing - Part Rent/Buy	3.1%
Residential care home	5.2%
Co-housing	9.0%

Policy PLP 11 – Housing Mix and Affordable Housing

All proposals for housing,..will...

- contribute to creating mixed and balanced communities
- provide a broad mix of housing suitable for different household types
- take into account the latest evidence of the need for different types of housing.
- Consider provision for those with specialist needs ...and homes that ensure buildings are suitable or can be adapted to meet the needs of people needing specialist accommodation at present and into later life.

The affordable housing provision should:

- cater for the type of affordable need identified in the latest housing evidence in terms type, tenure, size and suitability to meet the needs of specific groups;
- incorporate appropriate arrangements to retain the benefits of affordability for initial and subsequent occupiers or for the subsidy to be recycled for alternative affordable housing provision; and
- be indistinguishable from market housing in terms of achieving the same high quality of design.

What this Means

- Assisted Living is supported by the Local Plan and the planning process generally... **but** ...it is not proactively delivered by developers
- We can negotiate as part of the planning process... **however**... this will affect the overall non-market housing offer and may be met with some resistance by private sector developers
- We need to continue to work at building relationships with development partners to shape what we need

Best Opportunities

- Council owned sites – direct commission – Ashbrow as an example
- Large urban extensions and bigger sites – through design briefs and SPD's – scale and opportunity for partnership and to offset costs.

The Challenges

- Demand is growing due to an ageing population.
 - Demand is also growing as younger people with profound disabilities are living much longer and more independently.
 - Need to enable rather than do.
 - Need to address short term issues now.
 - Need to create longer term strategy
 - Need to create the right conditions for the right developments.
 - The solutions lies somewhere in the balance of responsibilities between individuals, their families, developers, care providers, landlords, local government and central government.
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- **It is a journey we need to navigate together.**

The road ahead



By 2030 -
98,200 people
over 65

By 2030 - 4,800
adults with
learning
disabilities

By 2030 - 6,300
adults with
physical
disabilities

By 2030 - 3,200
adults with
mental health
conditions

1 in 10 people
who live alone
are lonely or
isolated

Around 3,500 in
specialist
housing now

People want a
wider range of
accommodation
options

People want
different ownership
and financing
options

More people
living with
dementia

Self-Care
confidence
increasing

Increasing
life
expectancy

1 in 3
people
over 55
looking to
downsize

2 in 4
people
with LTC
confident
managing
it

People with
care needs
want to be
independent

Disabled
children
are living
much
longer

The journey



Must maximise use of technology in care

Staff turnover around 25%

Need to understand people's expectations earlier

Need to understand expectations of disabled children

Shortage of highly skilled care staff

Need to understand financial barriers to development

Need to have robust care and support models

Need to explore freehold and leasehold for sites

Need to use the entire public estate

Need to have accommodation that can adapt to change

Must understand public system barriers to development



The Future

- Recognise that we have a limited range of appropriate sites and accommodation and so must make the best use of assets and resources by ensuring that provision addresses a wide range of needs.
- Engage with partners to secure a broader public and private land offer
- Change and diversify the care model by addressing issues through community models which reduce the need for formal care and enable independence for as long as possible.
- Drive future provision by shaping the market based on community needs.
- Ongoing engagement with the market and review of delivery to understand viability and sustainability of and business models.
- Joined up planning through a shared Kirklees wide vision for accommodation for the whole population using all public assets.
- Have exit strategies and back-up plans to help manage uncertainty and re-purpose accommodation where we can

The next 3 months...

- **Build on and refresh the existing work undertaken on the Specialist Accommodation Strategy**, taking into account issues raised in the November 2017 Supported Housing Summit. The Strategy will outline the needs to be addressed, the long-term vision, the outcomes desired and suggest commissioning priorities and processes to guide development of specialist accommodation over the next five years.
- **Take forward a 'pathfinder' proposal to draw down funding from the 2018-19 Capital investment round.** This will in itself test and inform the overall Strategy, considering options and priority projects which could deliver greatest social return on investment. This will result in a business case demonstrating cost / benefit and considering funding and borrowing options beyond the Council's initial capital investment.
- **Progress outcomes-based planning and delivery of work under Communities Plus**, evaluating how investment of resources in localities can address needs which may otherwise fall to specialist accommodation provision.