



**Housing LIN**

*Connecting people, ideas and resources*

# **Housing LIN Conference Workshop**

## **The future for extra care housing: Refashioning the business case**

**24<sup>th</sup> March 2017**





**Housing LIN**

*Connecting people, ideas and resources*

# Ian Copeman Dan Gaul







# Context

- o Viability for ECH harder to prove
- o Difficult to justify up front costs against longer term care and preventative savings and improvements to wellbeing
- o Perfect storm of revenue challenges and future risk
- o Housing LIN enquiries increased
- o Refashioned business case needed.
- o Test ideas out today





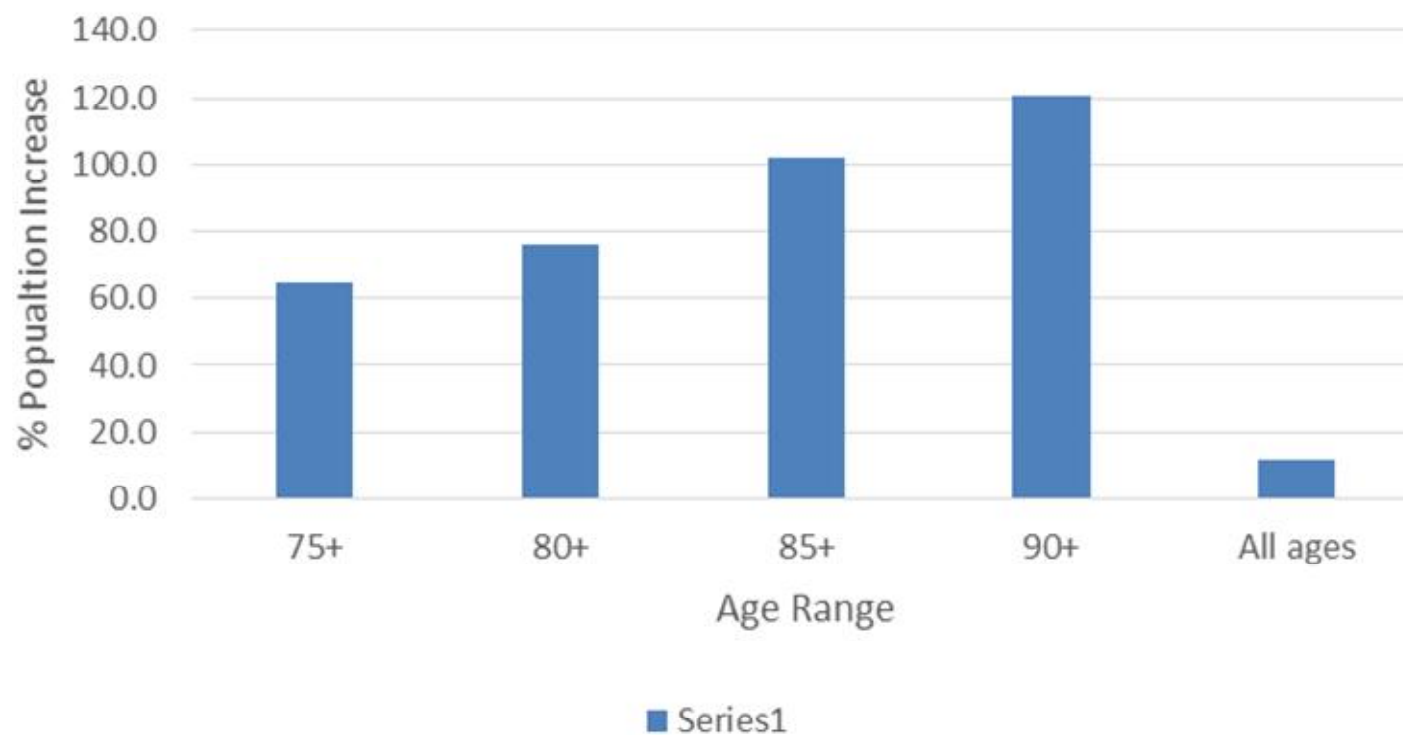
# Current Challenges and Constraints

- o Demographic Age Profile Pressures #
- o How do you demonstrate the need - where is the evidence?
- o Housing White Paper
- o Supported housing future policy?
- o Financial pressures
- o Managing the mixed tenure balance
- o Long term viability
- o Harder sell to all stakeholders





## Population Increase England 2017-2035



<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections>





# How robust is the evidence base for ECH?

- o Traditional evidence base now quite old e.g. original PSSRU
- o Some recent evidence robust but small samples
- o LIN experience - evidence piecemeal to justify individual business cases





# Refreshing the Business Case

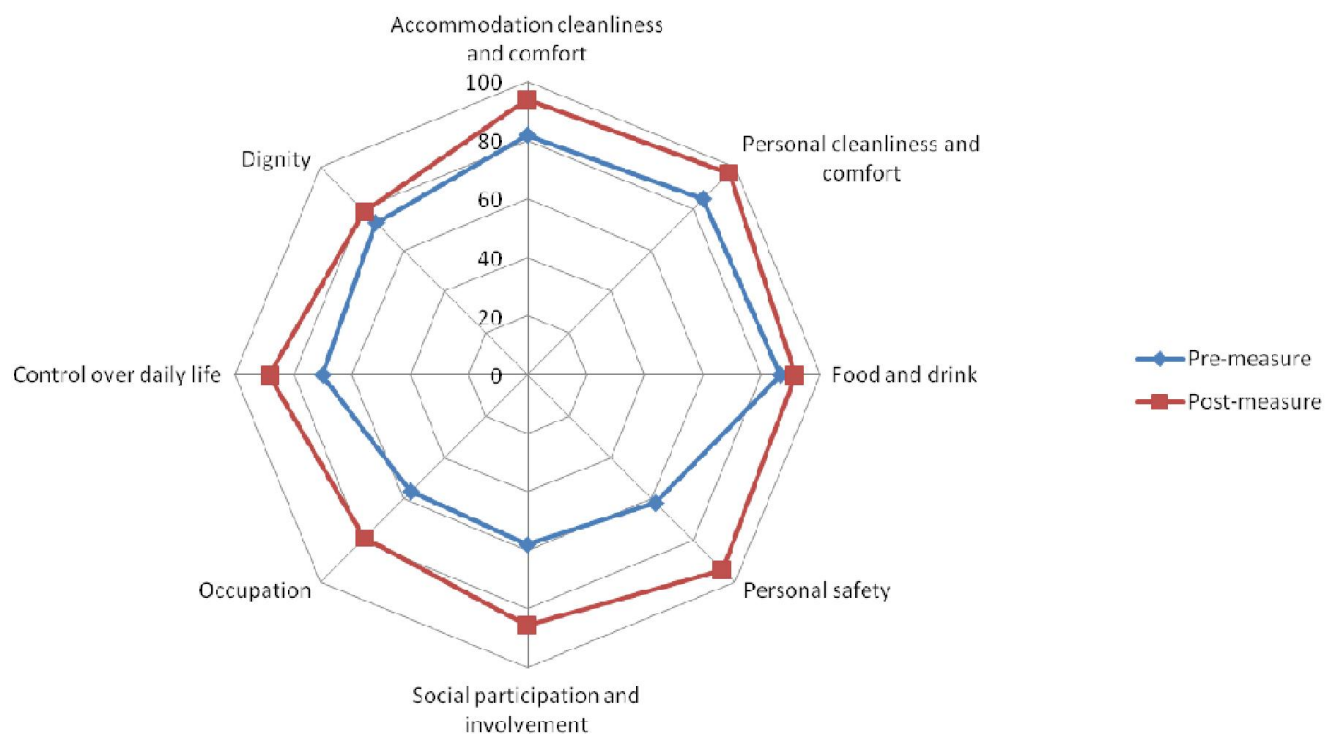
- o Aston University for The Extra Care Charitable Trust
- o BRE study on Health costs of Poor Quality Housing
- o Housing LIN case study of Trailways Dorset #
- o North East Lincs. evaluation
- o Nat Fed, NHS Alliance and Kings Fund publications
- o Awaiting Welsh Govt ECH study





# Trailways Review

Radar Chart to show difference between measures taken before move to Trailway and afterwards







# Refreshing the Business Case

- o Aston University for The Extra Care Charitable Trust
- o BRE study on Health costs of Poor Quality Housing
- o Housing LIN case study of Trailways Dorset #
- o North East Lincs. evaluation
- o Nat Fed, NHS Alliance and Kings Fund publications
- o Awaiting Welsh Govt ECH study





# Improving the evidence base

- o Wider range of public sector service costs and benefits
- o Enhanced use of tools such as SHOP@ #
- o Qualitative data essential to understand market preferences
- o Control studies
- o Adaptations v Moving
- o Rightsizing – triggers and incentives to move
- o Assessment and allocation processes





Authority	Deprivation Rank	Extra Care	Rank	Sheltered Housing	Rank	Residential care	Rank	Nursing care	Rank
Hertfordshire		13.8	13	139	1	47	11	39	19
Broxbourne	207	4	246	105	153	29	266	3	324
Dacorum	267	4.3	236	156	39	54	100	21	307
East Herts	314	15.5	59	112	133	35	226	32	256
Hertsmere	221	21.5	28	123	108	64	46	55	91
North Herts	277	28	12	126	97	54	99	56	81
St Albans	317	6	186	274	65	59	67	25	295
Stevenage	173	7	159	196	11	32	247	52	107
Three Rivers	291	0	"=28 3"	109	144	51	118	38	219
Watford	197	5	212	190	14	73	22	65	39
Welwyn and Hatfield	243	17	48	257	1	48	134	43	185





## SHOP@Locality Summary

Aylesbury 2035

1

201

### Shortfall

	Total	Lease	Rent
<b>HwC</b>	<b>326</b>	<b>196</b>	<b>130</b>
<i>Extra Care</i>	<b>289</b>	<b>196</b>	<b>93</b>
<i>Enhanced</i>	<b>37</b>	<b>0</b>	<b>37</b>
	<b>0</b>		
<b>Sheltered</b>	<b>113</b>	<b>71</b>	<b>42</b>
<b>Residential</b>	<b>148</b>		
<b>Nursing</b>	<b>99</b>		

### Projected Need

	Total	Self Funder	Local Auth
<b>Nursing</b>	<b>466</b>	<b>313</b>	<b>153</b>
<b>Residential</b>	<b>279</b>	<b>256</b>	<b>24</b>





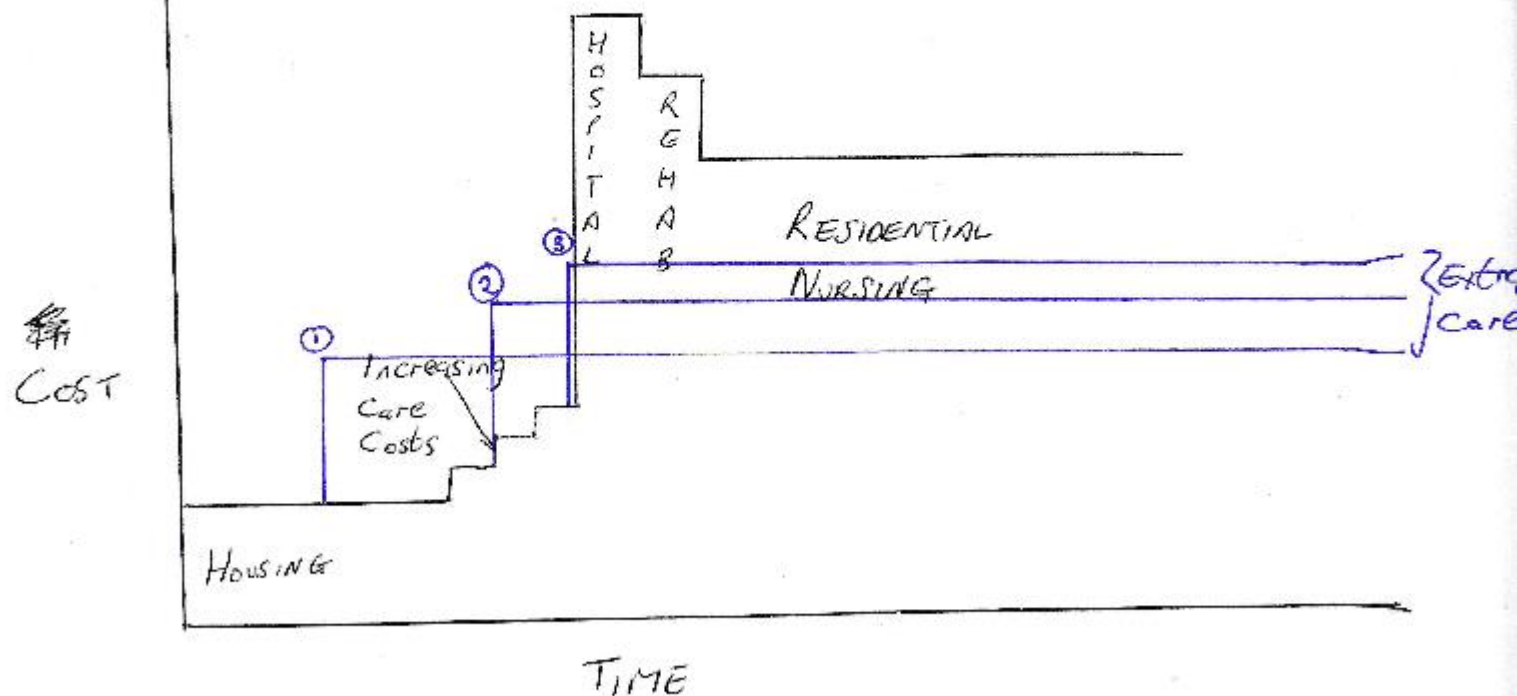
# Improving the evidence base

- o Wider range of public sector service costs and benefits
- o Enhanced use of tools such as SHOP@ #
- o Qualitative data essential to understand market preferences
- o Control studies
- o Adaptations v Moving
- o Rightsizing – triggers and incentives to move
- o Assessment and allocation processes





- ① Early Extra Care Move - High Cost
- ② Assessed Extra Care Move
- ③ Late Extra Care Move - Crisis still likely
- ④ ?? If no need for residential care.







# Constructing a wider financial efficiencies model

- o Homelessness related costs
- o Free up 'under occupied/over sized' housing
- o Health and adult care savings
- o Marginal development costs
- o Role of 'Silver Pound'
- o Additional Council Tax revenues
- o Enhancing community resources and capacity





# Housing LIN

Connecting people, ideas and resources







# **Constructing a broader based business case**

- o More sophisticated approach to projecting need
- o Broader evidence base
- o Improving housing choice across all market sectors
- o Positioning extra care housing in context





# Overall Solution

- o Too big an issue for individual authorities
- o Must be for central government or whole sector led
- o Housing Associations/housing developers need to be incentivised





Housing LIN

*Connecting people, ideas and resources*

# Housing LIN offer

- Developing the business case further
- Interest from local authorities and housing providers
- Get in touch....





Housing LIN

Connecting people, ideas and resources

# Contacts

o Dan Gaul

[danielgaul2@gmail.com](mailto:danielgaul2@gmail.com)

Ian Copeman

o [iancopeman@housingandsupport.co.uk](mailto:iancopeman@housingandsupport.co.uk)

o <http://www.housinglin.org.uk/Consultancy/>





# References

## o PSSRU

<http://www.pssru.ac.uk/project-pages/extra-care-housing/index.php>

## Aston University

[http://www.housinglin.org.uk/\\_assets/Resources/Housing/Support\\_materials/Aston\\_ECCT\\_research.pdf](http://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Aston_ECCT_research.pdf)

## NE Lincs

<http://www.housinglin.org.uk/HousingRegions/NorthEast>

## Trailways

<http://www.housinglin.org.uk/Topics/type/Blazing-a-trail-Extra-Care-Housing-in-Blandford-Forum-Dorset>

## BRE

<http://www.bre.co.uk/healthbriefings>

## NHF-KINGS FUND-NHS ALLIANCE

<http://www.nhsalliance.org/mediacentre/new-nhs-alliance-kings-fund-co-produce-reports-support-productive-relationship-housing-health-sectors>