

Integrated Housing & Care

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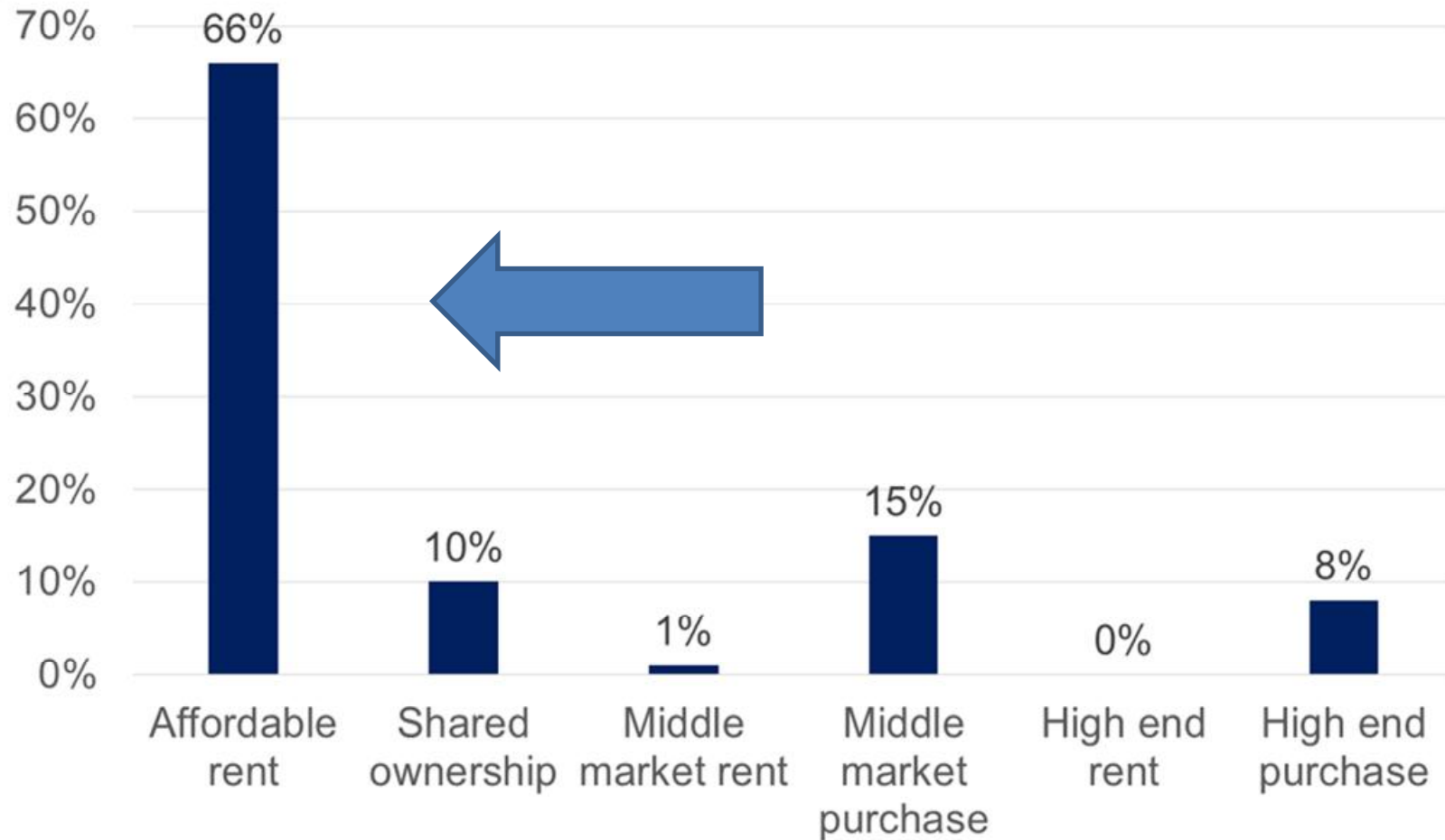
Housing & Care 21...

Mission: Support independence and choice for older people through the provision of quality housing, care and support

- Formed in 1964 by the Royal British Legion.
- 1992, we became Housing 21... In 2014, we became Housing & Care 21
- Largest not-for-profit Extra Care provider
- An integrated service in 60% of our Extra Care courts
- Housing and Care Manager (Registered) in every Integrated service
- Exited from home care 2017 – NOT Extra Care care!



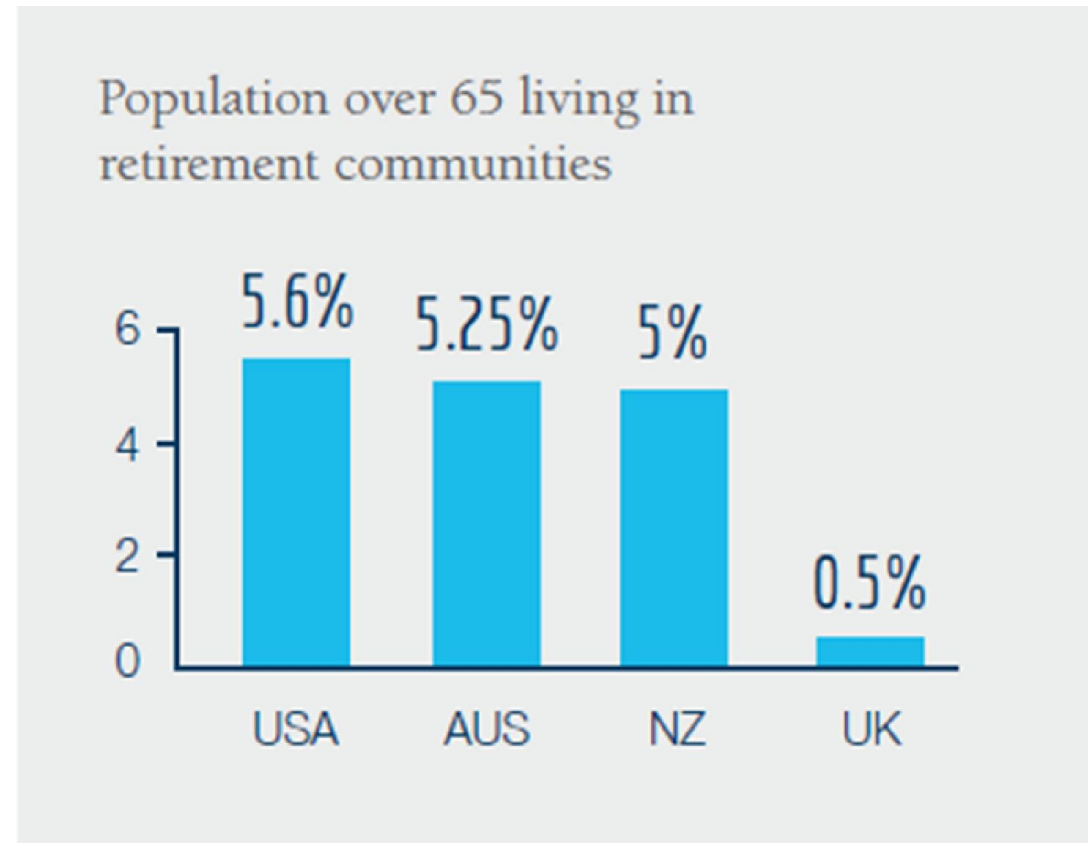
HC21 in the market place



The market place

- 50,000 + Extra Care housing units

- 2.5% by 2030 would mean and additional 250,000 units needed



The Extra Care model

- Local Authority commissioned
- Mixed tenure schemes – 19% of properties shared ownership
- Local Authority allocating properties
- Care offer – range of needs
- Time and task approach for commissioning of care services
- Standard approach to communal facilities
- Integrated Care and Housing services
 - Residents benefit – one point of contact
 - Shared vision and goals – no allocation politics
 - Joint commissioning with LA



The approach in Sunderland

- Extra Care programme began in 2008 , focused on independent living for the over 55's
- During 2006 - 2007, 3 residential care homes were decommissioned and demolished
- Land made available for Extra Care
- Changing the procurement route for Extra Care housing

Aims

- Enabling development of Extra Care to meet identified needs
- Mixed tenure schemes to meet the varying financial situations
- Choice through different sizes and types of Extra Care schemes
- External capital – HCA / DH / privately funded schemes / non grant funded schemes / Recycled Capital Grant Funds (RCGF)
- Evolving model to meet the changing needs and aspirations of older people
- Providing an affordable housing option

Successes to date

- 600 properties delivered across 9 schemes by the end of 2014/15
- A further two schemes completed 2016 completion and a further six in discussion
- £110m inward capital investment by end of 2016 due to the Extra Care programme
- £1m new Council tax income
- Release of under occupied family homes at first let and relets
- Construction employment and training / apprenticeship opportunities for local people
- Operational employment for care staff; scheme managers estimated at 680 new employment opportunities
- Support to Social Enterprises, Community Interest Companies and Community Groups who deliver restaurants; beauty therapy; shops; befriending services; welfare benefits advice and social engagement opportunities for residents and the wider local community. This increases training and apprenticeship opportunities and volunteering
- Reduction in residential care admissions
- Reduction in residential care provision

The approach

- A Memorandum of Understanding agreed between the Council and Housing & Care 21
- flexibility to undertake reviews and re-assessments and increase or decrease care to individuals by two hours per week
- The application process was reviewed and the housing provider was given ownership of their own allocations to Extra Care schemes, removing the formal nominations agreement

- No procurement contract between the Council and provider apart from for planned care for individuals who have managed personal budgets
- Reduced contract monitoring
- Reduced social work workload, resources and mileage
- Reduce expenditure where self-funders pay the core charge

Creating open and interactive spaces

Gildacre Fields, Sunderland, completed February 2016

- 100 apartments, 20 open plan apartments over 2 floors
- 30 bungalows

Co-production of the scheme

- From inception, operational staff, strategic housing staff at the LA and the construction team

Interior space

- Free flowing, fluid, flexible space
- Offices (designed not to look institutional) by each entrance

Design

- Artwork depicting local scenes from 1940's and 1960's
- Each corridor is themed – beaches, shops, local industries
- Corridors with open plan units all fixtures and fittings (including a bus stop and chairs) prompt memory, recall and places to interact.



Interventions – Links to integrated model

- Tablet allowing 24/7 access to health care professional
- Transformation of underused space for respite care
 - Increasingly present in courts
 - Help with hospital discharge
- CCG using apartments for intermediate care
- GP office located within Extra Care court
- Shared GP (across 6 schemes) funded by the Better Care Fund
- Proactive model of care – key part is evaluation of OT involvement – Linked to CCG
- Defibrillators in every Extra Care scheme



The value of Extra Care

- No coherent and detailed body of evidence – University of Birmingham
 - Often linked to particular types of schemes and programmes or bespoke to a provider
- Current evidence doesn't reflect the current diversity in provision and funding models
- Qualitative and quantitative evidence on individual wellbeing
 - Valued aspects are security, privacy, flexibility, control, connection, safety and being free of maintenance responsibility
- Financial analysis – two examples
 - 2011 – costs for residents in extra care housing were £902 lower over 6 months
 - 2015 – cost of social care for extra care residents was lower than LA community care by £428 per person per year



The case for evidence?

- Desktop research for tangible data on the benefits of extra care, undertaken by the University of Birmingham
- Data is mainly housing provider or scheme specific
- Commissioners need evidence to develop their own understanding and evidence theirs and others decision making
- Evidence from Universities seen as credible
- Local area of primary interest – perceived lack of transferability
- Seen as time limited

A toolkit for commissioning

- The benefits of extra care
- The variant models of extra care
- How the need for extra care can be quantified

EVIDENCE



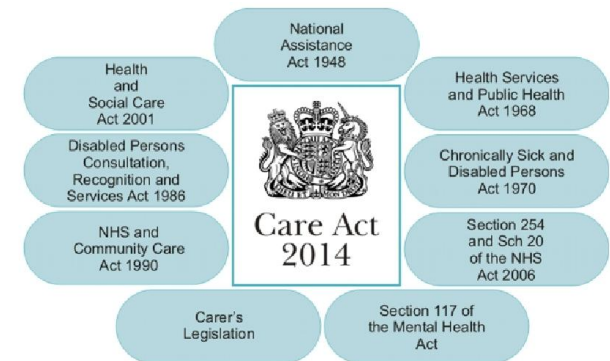
Housing policy challenges and key messages

- White Paper
 - Focus on planning
 - Requirement to plan sufficient older persons housing, but lack of detail
 - The need for greater consistency & standard methodology
- Inquiry into older people's housing
 - Welcome a national strategy
 - A planning system which recognises the values and challenges
- LHA cap
 - Older people should be excluded
 - LHA + cap
 - Guaranteed ring-fence
- Continued conversations around integration
 - Emphasise the contribution of housing
- Deprivation of Liberty
- Voluntary Right to Buy



Health & care policy challenges and key messages

- **Marmot Review** - to improve Health and Wellbeing, need to improve the social determinants of health
- **Health and Social Care Act** - Reforming health services and creating Health & Well Being Boards
- **Care Act** - An overarching vision for adult social care including an emphasis on housing/home based solutions
- **Better Care Fund** – Promoting integration including Housing
- **Five Year Forward View** – Recognising the role of housing - Healthy New Towns
- **Memorandum of Understanding** – Improving Health through the home
- **Building our Homes and Future** – LGA Housing Commission



The way forward for HC21

- Continuing to develop
 - 1600 new developments in the pipeline – Target 2100 / 2021
 - Acquiring existing Extra Care
- Joint working on consultations – Anchor, Hanover and Housing & Care 21
- Raise the positive image of older people's housing
 - Continue to highlight the positive impact and contribution to the preventative agenda
- Develop a robust and influential evidence base
- Toolkit (University of Birmingham) available to commissioners
- Continue to highlight the benefits of the integrated housing and care model – linked to commissioning



Questions?

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