Housing LIN Conference Workshop
The future for extra care housing:
Refashioning the business case

24th March 2017
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Dan Gaul
Context

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

- Demographic Age Profile Pressures #
- How do you demonstrate the need - where is the evidence?
- Housing White Paper
- Supported housing future policy?
- Financial pressures
- Managing the mixed tenure balance
- Long term viability
- Harder sell to all stakeholders
Population Increase England 2017-2035

<table>
<thead>
<tr>
<th>Age Range</th>
<th>% Population Increase</th>
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<tr>
<td>75+</td>
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<tr>
<td>90+</td>
<td>142.0</td>
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<td>All ages</td>
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Series1

https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojecti ons
How robust is the evidence base for ECH?

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

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

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

- Accommodation cleanliness and comfort
- Dignity
- Control over daily life
- Food and drink
- Occupation
- Personal safety
- Social participation and involvement

Blue line: Pre-measure
Red line: Post-measure
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Improving the evidence base

- Wider range of public sector service costs and benefits
- Enhanced use of tools such as SHOP@ #
- Qualitative data essential to understand market preferences
- Control studies
- Adaptations v Moving
- Rightsizing – triggers and incentives to move
- Assessment and allocation processes
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<th>Authority</th>
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Improving the evidence base

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- Adaptations vs Moving
- Rightsizing – triggers and incentives to move
- 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

- Homelessness related costs
- Free up ‘under occupied/over sized’ housing
- Health and adult care savings
- Marginal development costs
- Role of ‘Silver Pound’
- Additional Council Tax revenues
- Enhancing community resources and capacity
Constructing a broader based business case

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

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

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

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  iancopeman@housingandsupport.co.uk

◊ http://www.housinglin.org.uk/Consultancy/
References

- PSSRU

- Aston University

- NE Lincs
  [http://www.housinglin.org.uk/HousingRegions/NorthEast](http://www.housinglin.org.uk/HousingRegions/NorthEast)

- Trailways

- BRE
  [http://www.bre.co.uk/healthbriefings](http://www.bre.co.uk/healthbriefings)

- NHF-KINGS FUND-NHS ALLIANCE