

To ensure people get the help to find, adapt or maintain a home which is right for them. A true home (rather than a 'residential placement') can provide security, stability and promote health and wellbeing, preventing admissions to hospital and enabling people to be discharged from hospital into a home which is right for them.

- **National housing programme:** aims to embed housing at the heart of the commissioning of care and support, at every level. This includes a housing lead/housing senior manager based in each NHSE region (within the Learning Disability and Autism Programme regional teams), with two areas of focus:
 - Delivery of the NHSE housing capital programme (see below)
 - Support for leaders in local health, care and housing systems, helping to plan, commission and deliver personalised housing options to meet people's diverse individual needs.
- **Capital Programme:** A housing capital funding programme is in place to utilise NHS capital which can be used to purchase properties directly supporting the discharge of people from hospital. Individuals will benefit from their own personalised accommodation based around their individual needs which is underpinned by proactive community support services. This model is to ensure that readmittance into inpatients units is less likely.



NHS Long Term Plan

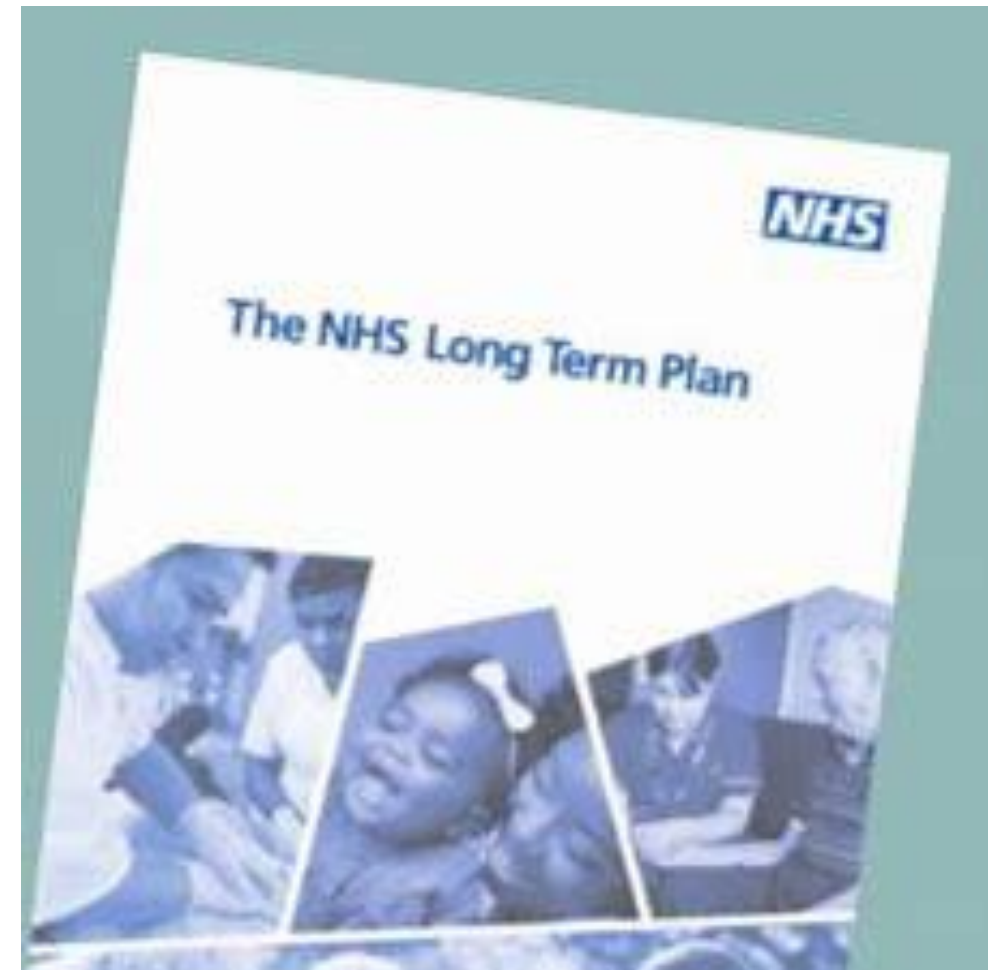
Enable people with a learning disability and autistic people to live fulfilling lives

Reduce the number of people with a learning disability and autistic people in inpatient settings

Improve the health and wellbeing of people with a learning disability and autistic people

Purpose of housing programme - support these strategic objectives by:

- Enabling localities to maximise capital programme to deliver housing solutions enabling people to be discharged from hospital, or preventing them from being admitted to hospital
- Wider strategic work across NHSE / I and other allies to deliver an improved range of quality housing options for people with a learning disability and autistic people



Learning Disability and Autism Housing Programme

- Influence and develop policy and practice
 - Support for local areas / regions to develop strategic, integrated approach to planning for people's housing, alongside people's health and care needs
 - Collaboration with national colleagues to ensure housing is considered in all key areas of work
 - Partnership with national strategic allies (e.g. LGA, ADASS, people with lived experience) to support whole system approach to housing, health and care
 - Share learning and knowledge of approaches which lead to good outcomes
 - Problem solve, tackle specific risks and issues and escalate as needed
- Goal is to encourage a local commissioning approach in which commissioners:
 - Understand why housing is important to people's health and wellbeing
 - Have good intelligence about people's housing needs / aspirations as part of personalised approach
 - Develop relationships with housing providers / council housing leads – place based approach
 - Fully grasp the way in which housing can be accessed, funded and delivered

Learning Disability and Autism Housing Programme



- NHS England and NHS Improvement Housing Capital programme
 - Building the Right Home (2016): National guidance for housing (alongside Building the Right Support)
 - £100 million made available for accommodation between 2016-21
 - Funding applications jointly made by local authority / health commissioners and the housing provider
 - Settled and short-term (especially crisis) accommodation
 - Children, young people and adults with a learning disabilities, autism or both
 - To support people to be discharged from hospital or to prevent admissions
 - NHSE/I capital funding is provided with a legal charge on the property (i.e. it has to be paid back if the property is sold or no longer used for the intended purpose in the future)
 - New build schemes/ Open market purchases/ refurbishments of existing properties
 - 100% can be funded: or support other funding streams e.g. Homes England, LA capital
 - Self-contained, small scale, domestic in feel
 - Last year - estimated to enable around 83 people to avoid admission to, or be discharged from hospital

Looking ahead - some challenges and opportunities

- The experience of Covid and lockdown has been challenging for many autistic people, people with a learning disability and their families, especially from a housing point of view.
- Ongoing challenges impacting on the NHSE housing capital programme include the rising cost of building materials and an overheated, undersupplied property market.
- Not all specialist housing providers accept NHSE capital grant, and accessing it can be time consuming; however it does have many advantages – it can be generous, funding up to 100% cost of a development; regional housing leads / senior housing managers work closely with commissioners and other colleagues to support them to bring proposals forward.
- Forthcoming support / resources from, or supported by NHSE Housing Programme include:
 - Refreshed NHSE Housing Capital Guidance – supported by case studies and other sources of inspiration.
 - Hospital Discharge Protocol – developed by Housing Associations Charitable Trust, being piloted in two local systems.
 - ‘Housing How To Guide’ – practical resources under development by Housing LIN and Learning Disability England aimed at people and families, and commissioners / system leads.
 - ‘Housing Design Guide’ currently being scoped with a view to being commissioned later this year.
 - Guidance for commissioners about lease-based funded specialised supported housing, published on the LGA website: <http://www.local.gov.uk/publications/specialised-supported-housing-guidance-local-government-and-nhs-commissioners>

Example of a funded capital project



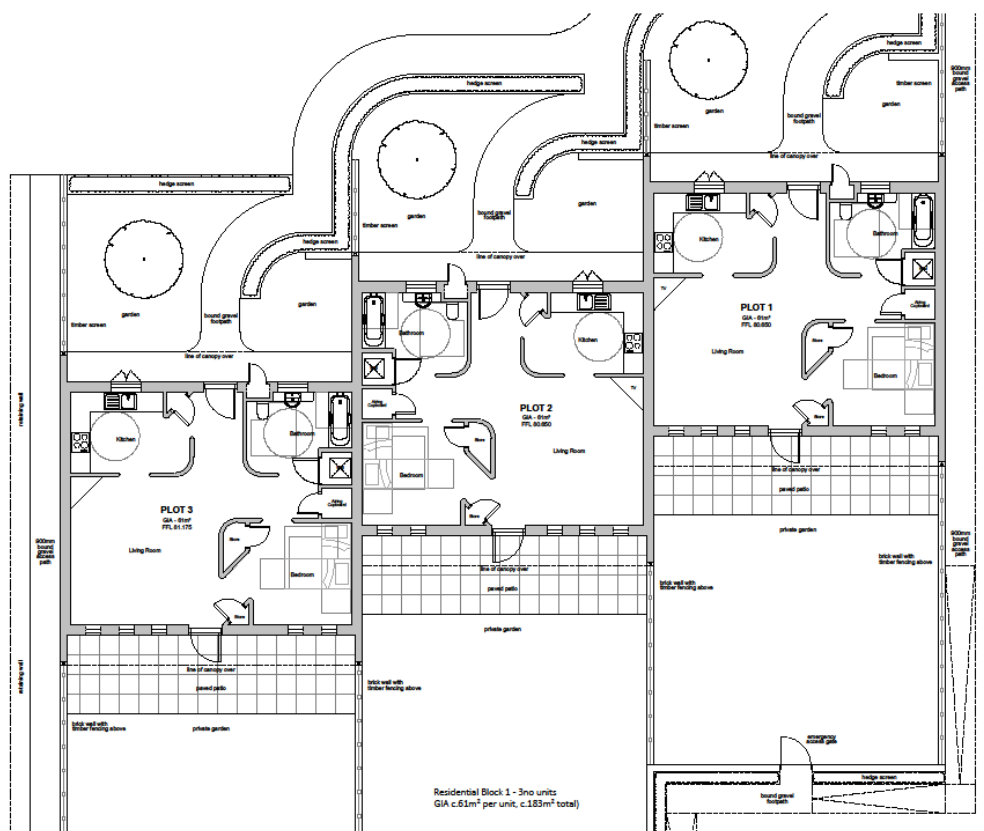
- New build x 6 properties
- Total scheme cost of £2,184,323. NHS England contributed £1,784,323 (82%), Council contributed £200,000 and Housing Provider contributed £200,000
- Affordable rents (c £90pw per unit)

Development in the north of England



- Each property has own garden
- Separate space for staff accommodation
- Ordinary street / community
- Stepped terraces to reduce overlooking

Development in the north of England



- Very robust, future-proofed design with high levels of assistive technology
- Passive support and surveillance for independence and choice



PLANNING

Rev	Description	Date
P3	Planning issue	08.08.18

Client: mcch

Project: Proposed Development
Former Woodwell House Site
Mayman Lane
Batley

Title: Residential Block 1
Floor Plans

Scale: 1:100 @ A3 Date: 11.05.18 Job No: 18.114.03 Rev: P3
Evegate Park Barn, Evegate, Smeeth, Ashford, Kent, TN25 6SX Company No. 09369547
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Regional Senior Housing Managers / Senior Housing Leads – Learning Disability and Autism Programme



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Note that all regional and national housing leads attend ERG on a rotational basis



Strategic Commissioning Team -

Learning Disability and Autism Programme



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Expert Review Group – provides assurance for housing capital bids

Housing Oversight Board – oversees whole housing programme (both capital spend & broader goals)



Mark Blakeman
Director of Corporate Operations, Chair ERG / HOB

