



Integration Joint Board

1st February 2018

This Report relates to
Item 8 on the Agenda

Developing New Housing with Care Models for People with Particular Needs

*(Paper presented by Gary Sheehan, Locality Manager
Annandale and Eskdale)*

For Approval and Noting

Approved for Submission by	Graham Abrines, General Manager – Community Health and Social Care
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List of Background Papers	Supported Housing for Older People Paper 2016 Joint Strategic Plan for Older People 2012- 2022 Dumfries and Galloway Housing Needs and

	Demand Assessment 2016 Draft Health and Housing Needs Assessment 2017
Appendices	Appendix 1 – Terms of Reference for Particular Needs Housing Strategy Group Appendix 2 – Dumfries and Galloway Housing Contribution Statement Appendix 3 – Aston University Top Ten Findings for Extra Care Charitable Trust Appendix 4 – Template for Business Case Appendix 5 – Dumfries and Galloway Strategic Housing Investment Plan 2017/18 to 2021/22 Appendix 6 – Draft Workplan

SECTION 1: REPORT CONTENT

Title/Subject:	Developing New Housing with Care Models for People with Particular Needs
Meeting:	Integration Joint Board
Date:	1 st February 2018
Submitted By:	Gary Sheehan, Locality Manager – Annandale and Eskdale
Action:	For Approval and Noting

1. Introduction

- 1.1 This Report provides IJB members with a summary of the challenges, opportunities, progress and potential solutions in the role housing can play as part of a continuum of care and support for people with particular needs across Dumfries and Galloway. As well as noting the key challenges and opportunities and progress to date, the Report also seeks approval for the submission of an annual report to the IJB which will provide an update on the development of a Particular Needs Housing Strategy and Workplan.

2. Recommendations

2.1 IJB members are asked to:

- **Note the significant opportunity arising from the investment by the Scottish Government to increase affordable housing by 2021/22 giving opportunity to develop new housing with care/support models.**
- **Note the development of a Particular Needs Housing Strategy for the H&SCP which will draw upon lessons learned from previous housing with care and support projects both locally and nationally.**
- **Note the Terms of Reference for the Particular Needs Housing Strategy Group (Appendix 1).**
- **Note the need for relevant operational teams as well as the Particular Needs Housing Strategy Group (PNHSG) to be directly involved in the planning and design for particular needs housing developments.**
- **Note plans to recruit a permanent Housing Lead Officer (HLO) post which is focused on developing a Particular Needs Housing Strategy, support the development of new housing with care projects and promote integrated working across housing, health and social care.**

- **Note the development of a standard business template for the submission of new housing with care and support development proposals (Appendix 4)**

3. Background

- 3.1 Housing for vulnerable people within Dumfries and Galloway is delivered through the Strategic Housing Investment Plan (SHIP) (**Appendix 5**) by working in Partnership with Registered Social Landlords (RSL). The responsibility lies with the Communities Directorate of the Local Authority.
- 3.2 In support of our Strategic Plan a Housing Contribution Statement (**Appendix 2**) sets out two main objectives;
- Review data from the new Housing Needs and Demands Assessment (HNDA), in parallel with the Joint Strategic Needs Assessment, to ensure evidence based decisions are made regarding future housing requirements for people with particular needs
 - Contribute to the development of housing related services that reduce unplanned admissions to hospital, reduce the incident of delayed discharge and minimise the frequency of unnecessary presentations to Accident and Emergency Departments.'
- 3.3 The Draft Health and Housing Needs Assessment (HHNA) along with the HNDA for Dumfries and Galloway, Section 5 in particular, identifies that specialist housing provision plays an important role in enabling people to live well, with dignity and independently for as long as possible.
- 3.4 Demographic data is well known, particularly the rise in the older population by 2037 of 56% (Nrsscotland.gov.uk), alongside the projected rise of people living with dementia, the Joint Strategic Plan for Older People (2012-2022) estimated a rise of 27% in the prevalence of dementia (2850-3900) within the lifetime of the plan.
- 3.5 Within the current service provision landscape for older people there are no resources that sit between people's own homes, including sheltered housing complexes and residential care homes. This limits the choices available to people when they can no longer safely remain in their own home. Given the choice we believe that many people would choose to living a housing style environment rather than a residential or nursing home environment if this could safely meet their personal outcomes.
- 3.6 Currently Dumfries and Galloway has 1120 residential/nursing home beds for older people with vacancies at an average of 7% and a further 6% being utilised by private or out of region residents. D&G HSCP fund 994 placements at a cost of £27.7m per annum with an average annual cost of £27831 per bed. If the Partnership makes no changes to the way we deliver services it is estimated that future demand for residential/nursing placements linked to the projected grown in over 75's population would require the need to fund an additional 507 residential based beds at a gross cost of £15.5m which could be expected to reduce to £9.6m after service user income contribution.

- 3.7 Care at Home provision supports 2054 older people providing 857000 hours per annum for people aged 65+. The annual cost of these services are £17.7m with an average cost of £8610 per person in relation to Care at Home and applying the same over 75 demographic projections we would require to meet the needs of an additional 1027 service users totally 406000 hours which at today's Care at Home prices would require an additional £6.7m of funding.
- 3.8 Developing resources that sit between peoples own homes and residential/nursing homes will involve finding innovative solutions which meet the particular needs of Dumfries and Galloway's dispersed rural population. Examples from elsewhere in the UK have highlighted a range of challenges for which solutions will need to be found in the relatively modest scale developments that are appropriate to meet the likely levels of demand in our towns and smaller settlements. These will need careful consideration if such services are to remain financially viable. For example, we will need to ensure that 24 hour care provision generates enough economies of scale to remain cost effective, the availability of communal space to enable social interaction without requiring unsustainable levels of support and staffing and the availability of a cost effective meal provision.
- 3.9 There is emerging evidence which clearly supports that providing people with alternative housing with care/support models could positively impact on their outcomes. A three year study by Aston University evidenced that Extra Care Charitable Trust's model of housing, health and social care provided opportunity to reduce unplanned hospital stays from 8-14 days to 1-2 days as noted in (**Appendix 3**). Aston University's research also evidenced a 46% reduction in routine and regular GP visits.
- 3.10 We now have a multi-disciplinary approach to planning for unmet needs for housing with care/support in Dumfries and Galloway for our most vulnerable people. The multi-disciplinary work of our Adult Supported Accommodation Residential Placement Panel (ASARPP) in identifying particular housing needs for vulnerable younger adults, as well as exploring how we meet the housing needs of some of the most chaotic service users we work with is progressing well. As a H&SCP we now also have direct involvement and membership with both Housing and Homeless forums and are also part of the membership of the Common Housing Register Management team. Our part in these groups are core to the work we are currently involved in localities and helps inform/identify local needs and opportunities within the SHIP and is evidence of the progress being made.

4. Main Body of the Report

- 4.1 At this time and until 2021 there is an opportunity to maximise particular needs housing projects across Dumfries and Galloway as the Scottish Government are investing £70m in new housing. The detail for planned housing developments are contained within the SHIP 2017/18 to 2021/22 (**Appendix 5**) and this was agreed by the Council in March 2017. The localities and the PNHSG along with the partner RSL's are already starting to identify the priorities for specialised housing across Dumfries and Galloway and to influence these. This provides the opportunity to develop a range of housing provision alongside new models of care and support.

- 4.2 The partnership does not currently have a Particular Needs Housing strategy. Operational work in this area is primarily based on local understanding and knowledge. Consideration should be given to better use the intelligence and learning from previous housing with support developments to inform our approach to the development of a Particular Housing Needs Strategy.
- 4.3 Good quality housing is fundamental for a person's health and wellbeing. Developing a collaborative approach between operational teams, the PNHSG and RSL's at an earlier stage will improve opportunities for the partnership to be fully involved in the planning and design of particular needs housing and housing with care developments.
- 4.4 In December 2017 the Health and Social Care Senior Management Team (HSCSMT) agreed to a permanent Housing Liaison Officer (HLO) being recruited by the Health and Social Partnership following on from the initial 12 month funding agreed for the post in December 2016. Benefits from the HLO being in post include increased knowledge and understanding of particular needs housing across the localities and the various professions across the partnership. Other benefits include notable partnership involvement in the wider housing arena which includes membership of numerous relevant region wide bodies. This allows us to influence strategy and policy across a range of partner organisations and ultimately the opportunity to develop new and innovative housing with care and support models based upon the Scottish Government's committed investment on housing across Dumfries and Galloway.
- 4.5 The Locality Housing Needs Strategic Group was formed in March 2017. This has delivered identified Housing Leads for each of the 4 localities. It has built strong relationships and raised awareness and understanding of the complexities of housing with care across our key partners that include the RSL's, Strategic Housing, Social Work and the NHS and also recently delivered a Housing Workshop for senior managers across the Health and Social Care Partnership. We have also started to explore potential new housing with care developments in the towns of Stranraer, Dumfries, Annan, Langholm and Moffat and some of these will be presented to the Senior Management Team in the near future as business cases to develop new housing with care developments. This group was renamed the Particular Housing Needs Strategy Group and provides a platform for strategic discussion and decision making about particular needs housing. The Terms of Reference (Appendix 1) provides full details of the membership, role and function of the group and will ensure that particular needs housing for vulnerable people is considered and developed equitably as part of an evidence based process.
- 4.6 Health and Social Care members of the Particular Housing Needs Strategy Group are committed to assessing housing needs, developing links with local housing providers and identifying and maximising opportunities to develop new models of housing with care across Dumfries and Galloway. The Health and Social Care Partnership members of the Particular Needs Strategy Group now have dedicated support from a professional housing lead officer to help raise greater awareness of housing opportunities and to ensure that such opportunities are identified and developed in a systematic, consistent, cost effective and strategic fashion.

- 4.7 People of all ages, but particularly older people will require a greater range of accommodation options in addition to their care and support arrangements to allow them to maintain their independence and live safe, healthy and active lives within their home communities for as long as possible. All new proposals and business cases to develop any new housing with care and support projects will be set out in accordance with the agreed template for business case proposals. The business case template (**Appendix 4**) will be reviewed as required and all new proposals will be submitted to the HSCSMT for their consideration and approval once it has been signed off by the locality management team, supported by the Particular Needs Housing Strategy Group and approved by the Community Health and Social Care Directorate Management Team.

5. Conclusions

- 5.1 This Report seeks to update and inform IJB members of the development and progress made over the past year in terms of housing with care and support and the significant opportunities we have over the next four years to further develop this area which will result in the potential for new and innovative housing with care and support projects being developed across Dumfries and Galloway. The report also provides for the development of a Particular Needs Housing Strategy, a gap analysis in current provision of housing with care for our most vulnerable groups and a Work Plan in support of an integrated approach across housing, health and social care. An annual progress report will be submitted the IJB to set out how the particular housing with care needs of vulnerable people are being addressed across Dumfries and Galloway.

SECTION 2: COMPLIANCE WITH GOVERNANCE STANDARDS

6. Resource Implications

- 6.1. Funding for the post of a Housing Lead Officer on a permanent basis has been agreed by the Health and Social Care Senior Management Team.
- 6.2. The ability to plan based on the totality of resources across the health and care system to meet the needs of local people is one of the hallmarks of integrated care. Medium term financial planning is key to supporting this process and identifying the transformation which is required to provide sustainable services to the local community. Over the medium term we are facing significant challenges as a result of a combination of financial pressures caused by real term reductions in funding, increased demographic pressures and the cost of implementing new legislation and policies. If nothing else changes spend would need to increase by 56% for care at home and residential & nursing spend alone over the next 20 years. One of the strategies to help reduce this expected increase in costs will be a housing strategy and whilst it is difficult to quantify how this will shift the balance of care and the partnerships cost profile it should be recognised that this will bring additional 'care' costs into the system and significant workforce challenges to meet this care need.

7. Impact on Integration Joint Board Outcomes, Priorities and Policy

- 7.1. The recommendations within this Report are consistent with the commitments set out in Dumfries and Galloway's Health and Social Care Strategic Plan 2016-2019. The Report also contributes to the delivery of a number of the national health and wellbeing outcomes, namely that:
 - Resources are used effectively and efficiently in the provision of health and social care services
 - People, including those with disabilities or long term conditions, or who are frail, are able to live as far as reasonably practicable, independent and at home or in a homely setting in their community
 - Health and social care services contribute to reducing health inequalities

8. Legal & Risk Implications

- 8.1. There are no legal or risk implications arising from this Report.

9. Consultation

- 9.1. This Report has been prepared in consultation with key partners from the Particular Needs Housing Strategy Group, which has member representatives from Strategic Housing, Social Work, HSCP Locality Managers, DGHP, Loreburn Housing Association and the NHS.

10. Equality and Human Rights Impact Assessment

10.1. An Impact Assessment will be carried out for all new Housing with Care proposals.

11. Glossary

IJB	Integration Joint Board
HSCP	Health and Social Care Partnership
RSL	Registered Social Landlord
HLO	Housing Lead Officer
HSCSMT	Health and Social Care Senior Management Team
HHNA	Housing and Health Needs Assessment
HNDA	Housing Needs Demand Assessment
SHIP	Strategic Housing Investment Plan
PNHSG	Particular Needs Housing Strategy Group