

FAMILIES AND WELLBEING POLICY AND PERFORMANCE COMMITTEE**19TH JANUARY 2016**

REPORT TITLE	MEETING THE HOUSING NEEDS OF VULNERABLE PEOPLE
REPORT OF	Director of Adult Social Services

REPORT SUMMARY

- Describes the approach for identified demand for housing
- Sets out the range of Housing Support services available for Vulnerable People in Wirral Council
- Sets out the current plan for “Extra Care” in the Wirral
- Describes the “Supported Living” Review to start in January 2016
- Provides details of the “Gap Analysis” for housing need
- Outlines the Current challenges, in relation to land, legislation and delivery

- Wirral Plan Links
- Older People Living Well
- People with Disabilities Living Independently
- Increase Inward Investment
- Good quality housing that meets the needs of residents
- Young People are ready for work and adulthood
- Zero tolerance of domestic violence
- Wirral’s neighbourhoods are safe
- Wirral residents live healthier lives

- This matter affects all Wards within the Borough
- This is not a key decision

RECOMMENDATION/S

- 1) Cabinet supports the progress made with Housing for Vulnerable Adults
- 2) Cabinet Notes the challenges in relation to delivery in this area
- 3) Cabinet Note the Progress with refresh of the Housing Strategy

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

2.0 OTHER OPTIONS CONSIDERED

3.0 BACKGROUND INFORMATION

3.1 The council has recently produced a new Draft Housing Strategy. The document sets out priorities up to 2020 which include:

- Enable 3,500 new homes to be built by 2020, however have an aspiration to stretch this target further up to 10,000. (It is anticipated that 300 of these would be housing for vulnerable people , rising to 3,000 if numbers grow to 10,000)
- Improve 2,250 private sector properties by 2020,
- Bring 1,250 empty homes back into use by 2020,
- Continue to tackle the challenges and causes of homelessness in Wirral and prevent at least, 950 households from becoming homeless per year,
- Deliver 2,000 home adaptations to vulnerable disabled people
- Ensure housing support is targeted at Wirral's most vulnerable residents.

3.2 Focus from the revised Housing Strategy is now on partnership working through the following three key priorities directing service delivery and housing programmes:

- Improve Wirral's housing offer
- Ensure homes across all tenures offer a healthy living environment which enables residents to thrive
- Meet the housing and support needs of vulnerable people to enable them to maintain and sustain independent living.

3.3 Housing Department Current Provision

Housing currently provides accommodation based housing support and floating support to over 5000 people including: Single Homeless with Support Needs; Homeless Families; Vulnerable Young People including Care Leavers and Teenage parents; People with Drug and/or Alcohol issues; Offenders; People fleeing Domestic Abuse; Learning Disabilities; Mental Health; Older People.

Provision ranges from hostels for homeless and socially excluded to sheltered housing for Older People.

Strategic reviews are currently taking place to inform future commissioning decisions for sheltered housing and service for homelessness and socially excluded.

To ensure that services continue to have a positive impact on individuals and also deliver significant added value across the public sector for example: housing, health, social care, police, probation and employment and skills.

Housing has also had considerable success in raising the quality of housing support provided and in implementing effective multi-agency approaches to resolving complex client needs

3.4 Extra Care – Current Position

There are five purpose-built extra care schemes funded by the Council to provide 191 general tenancies and 10 specialist dementia related tenancies. The schemes provide on-site domiciliary support and leisure facilities to enable older people to lead active and independent lives for as long as possible.

As at December 2015 all 201 extra care units were occupied or allocated and waiting lists are in operation. Analysis of current tenancies and the corresponding levels of support indicate increasingly high levels of frailty and dependency with a need to enhance core contracted support as there are now greater levels of those with high support needs.

The Housing Learning and Improvement Network has developed a tool which enables a range of interested parties including potential housing occupiers to understand and model the need for particular housing options to reflect changing demographics specific to geographical locations. The tool has been populated to provide projected trend analysis in relation to Extra Care and the following data has been profiled:

Extra Care Units per 1,000 75 plus – Modelling Overview

Demand	Supply	Variance	% Difference
770	203	-567	-74%

Estimated Future Needs

Extra Care	2020	2025	2030	2035
% increase from 2014	12%	33%	47%	61%
Rent	865	1025	1133	1243

The above modelling reflects the assumed level of Extra Care Housing aligned to demographic projections but as the demand and supply analysis illustrates we are starting from a low level of current provision which increases market challenge to build such capacity and capability to afford greater choice to promote and sustain independent living with associated care and support.”

3.5 Plan for Extra Care

- There is a current identified capital allocation of £4m to support the ambition for Extra Care in Wirral, with an identified framework of providers to implementation existing target of 150 up to 2017.

- Housing colleagues will either reissue a framework opportunity in Early 2016 to increase the number of partners, or participate in competitive dialogue to extend and deliver up to 2020.
- A scheme to extend Barncroft Sheltered Housing scheme with an Extra Care scheme (21 units) has been approved in planning with a view to go on site in April 2017 if rent issues can be resolved. (see 4.2)
- Discussions are underway with a large local provider to develop a site in the Rock Ferry Area to deliver up to 70 units, as well as a smaller site with another provider in Leasowe. A private provider has planning approved for a 19 apartment scheme in Heswall, and is currently trying to resolve rent issues.
- This will deliver, if completed 110 in total.

3.6 Demographics

- There is a projected population increase to 2.58%
- There will be more households over 65 years old (increase of 41.57%)
- Increase in older people receiving housing support - over 4,400

3.7 Challenges

3.7.1 Impact of the Care Act April 2015

- There is a general duty to promote wellbeing and make reference to suitable accommodation.
- Housing should not be seen just the 'bricks and mortar', it should also include housing related support or services.
- Housing must be considered as part of an assessment process that may prevent, reduce or delay an adult social care need.
- Information and advice should reflect housing options on offer.
- Care and support should be delivered in an integrated way with cooperation with partner bodies, including housing.

3.7.2 Challenges from changes to Welfare System

- Capping the amount of rent Housing Benefit will cover for social rented sector tenancies to LHA rates may result in households having to fund any shortfall in their rental payments. Registered Providers will also have to review their existing and future development programmes for affordable housing for rent to assess the impact.
- The government are legislating for a 1% rent reduction for social tenants per year for the next four years. This will impact on Registered Providers ability to finance new-build homes along with other work such as ongoing improvements to housing stock.
- The "bedroom" tax has resulted in Housing Providers having an increased demand in 1 bedroom properties (with limited availability), increasing voids in 2/3 bedroom properties. This has also caused a shortfall in rental income for some providers which has caused cash flow problems for future investment.
- Government has recently announced that they expect to extend welfare changes with social rents to be capped at local housing allowance rates, there is at present limited information on the detail with regards to how this is to be implemented or if there will be any exemptions for those schemes covering vulnerable and socially excluded groups.

3.7.3 Care and Support Market

The care market is experiencing difficulties in meeting their legal obligations to meet the living wage, as announced by the Government. It was anticipated that the Autumn statement from the Chancellor would firmly address this issue, but a clear commitment to the funding provision was not apparent. The supported Housing market in particular, which has traditionally delivered “sleep-in” cover at a reduced rate is no longer sustainable. This has resulted in local providers facing legal challenges from their own staff. Adult social care will undertake a fundamental review of the model with the market, co-produced with providers starting in January 2016, and will develop a new model, maximising the use of technology and promotion of Independent living.

3.7.4 Site Availability

The availability of suitable sites is a challenge to delivery for the local market. Larger sites have been disposed of by the council to support income to the council but this has not supported the delivery of new extra care schemes on those sites. The capital working group is now looking at all sites as they become available to assess potential for use with Extra Care. Sites are becoming available within the private sector, and these are being pursued to support roll out for council objectives.

4.0 FINANCIAL IMPLICATIONS

5.0 LEGAL IMPLICATIONS

6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

7.0 RELEVANT RISKS

8.0 ENGAGEMENT/CONSULTATION

9.0 EQUALITY IMPLICATIONS

Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and impact review is attached – *(insert appropriate hyperlink)*.

To find your departmental hyperlink click on:

<http://www.wirral.gov.uk/my-services/community-and-living/equality-diversity-cohesion/equality-impact-assessments/eias-2010-0>

(b) No because there is no relevance to equality.

(c) No because of another reason which is

** Delete the two answers above which don't apply)*

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APPENDICES

REFERENCE MATERIAL

SUBJECT HISTORY (last 3 years)

Council Meeting	Date