

Understanding the Need for Specialist Housing in Northamptonshire

A move towards Extra Care
19th September 2018

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Adult Social Services



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County Council

Northamptonshire's Growing Population

- Northamptonshire has a growing and ageing population totalling **723,000 in 2015**
- People aged 64+ with a limiting long term illness where day-to-day activities are limited
 - **a little**, are predicted to rise from 33,207 to over 47,379 people by 2030
 - **a lot**, are forecast to increase from 27,929 to 41,805 by 2030
- Predicted to **rise by 100,000 by 2020**
- Ethnic mix is changing: **89% of under 16s are white compared with 97% of the retired population**
- 14% of Northamptonshire's population are in the 20% most deprived areas nationally
- Obesity is a growing problem and is higher than the national average
- <http://www.ncf.uk.com/about-us/hiddenneeds>

Context

- Current demand for residential care outstrips supply, but res doesn't offer the best outcomes
- Growing population is driving an increasing demand
- Residential care costs are unsustainable
- Older Peoples residential packages cost; £500+ pw to ASC, c.£1000+ pw for self-funders and considerably more for nursing/dementia care
- Younger Adult residential packages can be up to £5000+ pw per person (yes five thousand, not a typo!), so £260,000 pppa
- Northamptonshire's average life expectancy is 80, so an 18 year old high cost package could total £20.8 million over an individual's lifetime
- This is just Adult Social Care Costs. There are health costs too
- A mental health patient in a hospital bed could cost £600 per day. We need pathways to move people out of hospital and progress to independent living
- Government policy to develop appropriate housing to avoid institutions or hospitals e.g. transforming care programme and the care and support in specialist housing fund.

Why we should plan for the future?

Elderly Cohort

- The 65+ age group is the fastest growing in England
- Projected growth: 20.4% in 10 years and nearly 60% in 25 years
- Living longer > Increasing frailty
- Families are dispersed, and traditional carers (e.g. females) now work
- British society is yet to adapt to support 'ageing well'
- The 65+ age group owns £611bn+ of property! 2/3 of the total equity in UK housing
- 80% of the UK population is urbanised, but >75% of 65+ live in rural areas. New innovation is needed
- Good quality, well-designed homes that people want to buy or rent will release family homes and could revolutionise the housing market



Transforming Care Cohort

- Customers need to move out of in-patient beds including NHS England specialist commissioning beds
- Individuals need to move out of nursing and residential care beds, where it is in their best interests to move
- Need to prevent young people transitioning to adult services from being placed in in-patient care or in a care home
- Need to prevent individuals living with elderly parents from being placed in a care home
- Need to provide safe crisis/emergency accommodation for individuals as an alternative to being placed in in-patient care or in a care home



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Study of Housing and Older People Support Needs Across Northamptonshire - The Three Dragons Report

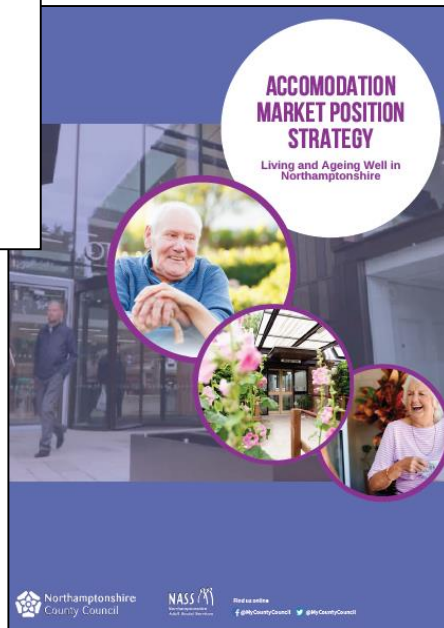


STUDY OF HOUSING AND SUPPORT NEEDS OF OLDER PEOPLE ACROSS NORTHAMPTONSHIRE

Northamptonshire Councils and CCGs

Three Dragons and Associates

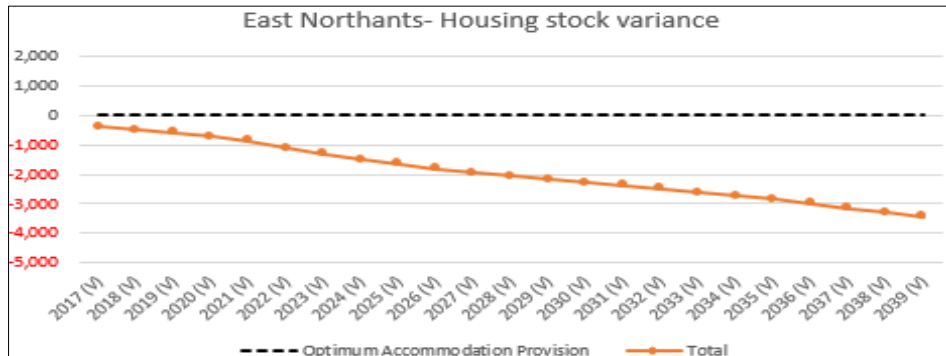
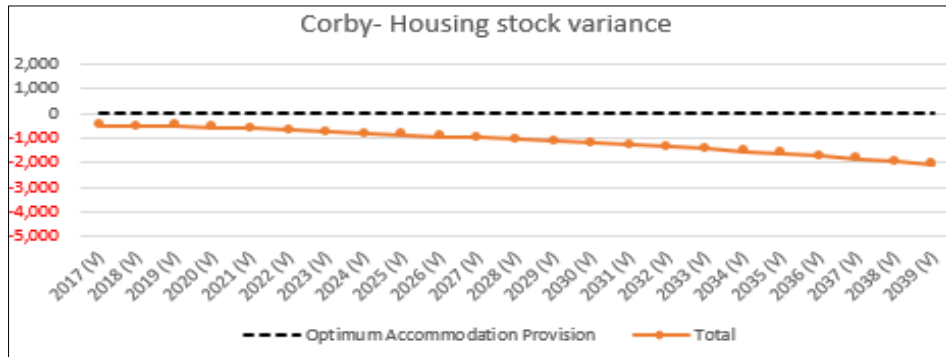
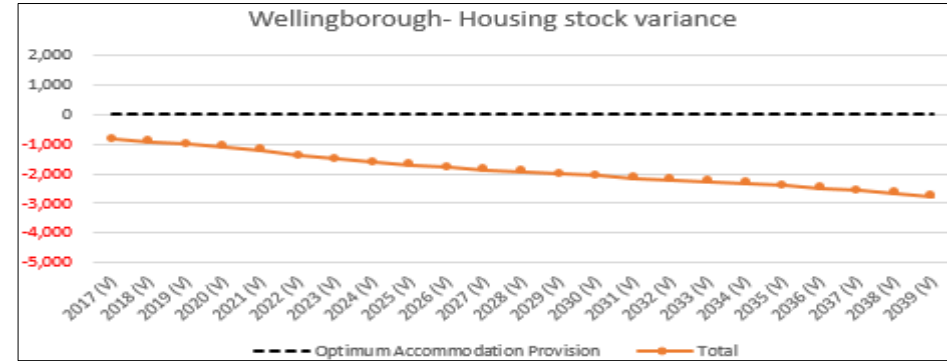
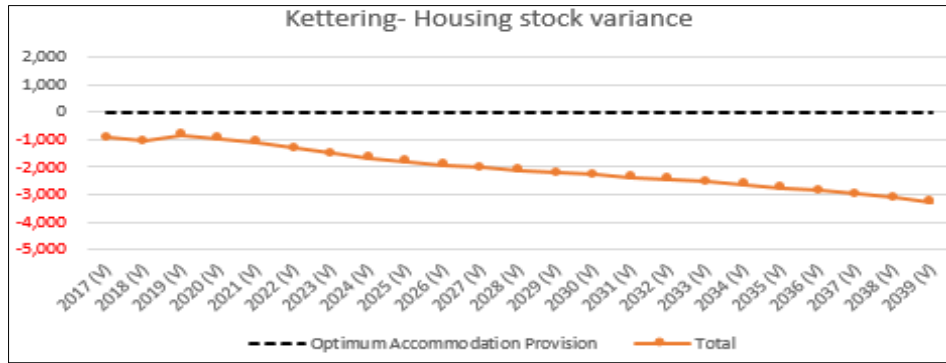
March 2017



Report [here](#)

- Current shortfall of 1,800 extra care apartments
- One new extra care scheme is needed in each D&B
- Annual retirement housing need for sale and shared ownership:
 - **North Northamptonshire: 319 units**
 - **West Northamptonshire: 306 units**
- Priority: extra care development in each of the future unitaries
- Need **more specialist care provision for OP with dementia**
- At least one specialist extra care housing scheme needed in each district over the next 3-5 years
- NCC responded with a Market Position Statement & a commitment to do further analysis...

OP Housing Need in the North



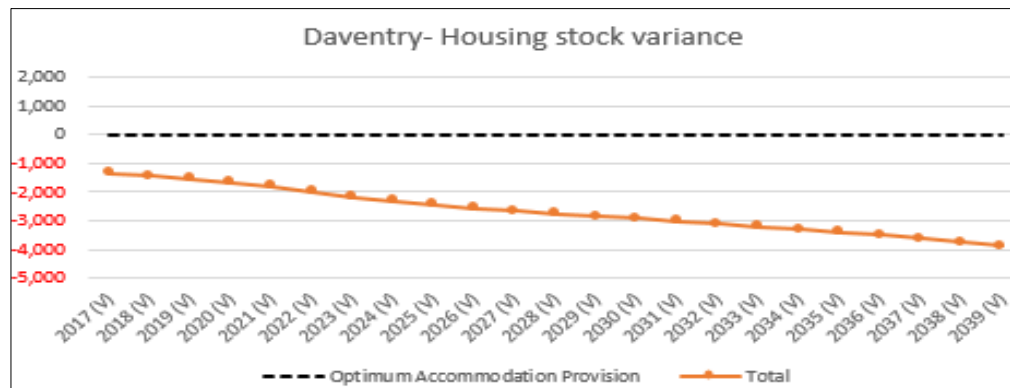
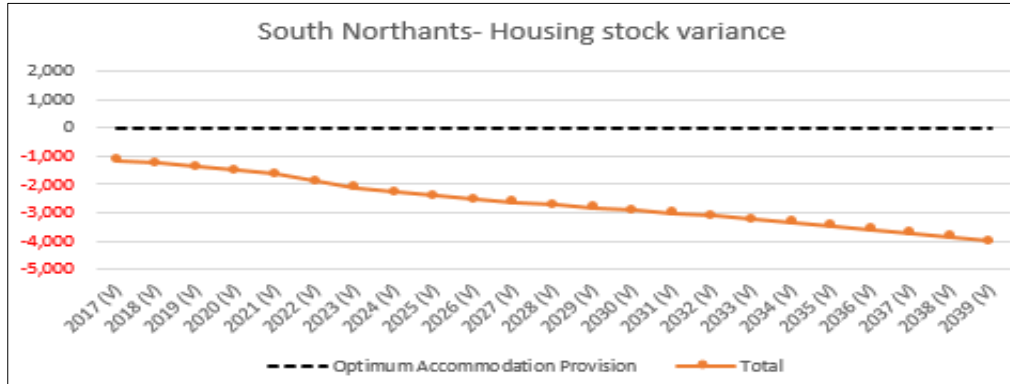
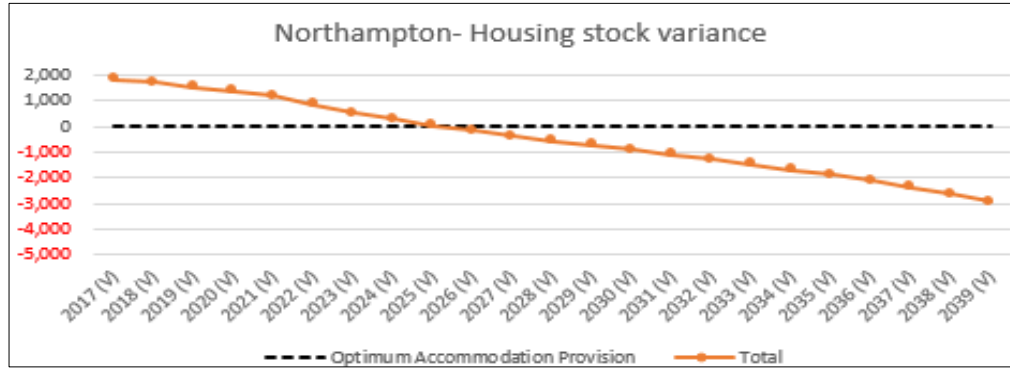
North Unitary				
	2018	2039	2018	2039
Projected housing	Count		% Increase	
Age Exclusive Units (T)	1996	3917	96.24%	
Sheltered (T)	4113	8038	95.43%	
Enhanced Sheltered (T)	112	219	95.54%	
Extra Care (T)	387	755	95.09%	
Care Beds	2805	5475	95.19%	
TOTAL	9413	18404	95.52%	

95% increase in provision needed in 20 years

= 6,321 Extra Care units needed by 2039

= 316 Extra Care units per year

OP Housing Need in the West



West Unitary				
	2018	2039	2018	2039
Projected housing	Count		% Increase	
Age Exclusive Units (T)	2141	4200	96.17%	
Sheltered (T)	4544	8903	95.93%	
Enhanced Sheltered (T)	125	246	96.80%	
Extra Care (T)	423	830	96.22%	
Care Beds	3122	6116	95.90%	
TOTAL	10355	20295	95.99%	

95% increase in provision needed in 20 years
 = 6,946 Extra Care units needed by 2039
 = 347 Extra Care units per year

Published data used in the model

- Sheffield Hallam University HOPSR (Housing for Older People Supply Recommendations) Model- <https://www4.shu.ac.uk/research/cresr/news/housing-older-people-supply-recommendations-hopsr> for models and final report
- Tenure/Dementia data- POPPI/PANSI (Oxford Brookes University/Institute of Public Care)- <http://www.poppi.org.uk/> & <http://www.pansi.org.uk/> (Projecting Older People Population Information- Projecting Adult Needs and Service Information)
- Sub National Population projections by year of age <https://www.nomisweb.co.uk/articles/1105.aspx> (Published every 2 years retrospective by 2 years)
- CQC monthly published dataset (Res & Nursing homes and bed numbers) <https://www.cqc.org.uk/about-us/transparency/using-cqc-data>
- EAC (Housing Care) specialist housing data <http://www.housingcare.org/index.aspx>
- ONS Quarterly published post code directory <http://geoportal.statistics.gov.uk/>
- Health of Population <https://fingertips.phe.org.uk/profile/public-health-outcomes-framework/data#page/0>

Transforming Care for People with Learning Disabilities

- Programme to move people with learning disabilities out of institutional care, including NHS in-patient care and care homes, and to prevent admissions into institutional care.
- An Accommodation Plan has been developed for the Northamptonshire Transforming Care programme.
- A total of 302 people aged 18-64 are currently placed in care homes, with most located in Kettering, Wellingborough and Northampton and 72 placed out of County. About 80% could potentially move to accommodation in the community.
- There are 82 people aged 45 and over, and 61 people aged 55 and over, living with elderly parent/s in Northamptonshire who may be at risk of being placed in a care home. About 15% need to move each year.

Borough/District – Demand 2018-2023	Care home placements – in county	In patients /out of county	Elderly parents	Transitions	Total Gross Demand
Corby	9	7	10	9	35
East Northamptonshire	10	8	12	11	41
Kettering	41	9	14	12	76
Wellingborough	27	7	10	10	54
Daventry	3	7	11	10	31
Northampton	29	22	33	30	114
South Northamptonshire	3	8	12	11	34

- About 70 young people each year transition to adult services in Northamptonshire, with about 30% requiring accommodation with support. They may end up being placed in a care home if there is no community provision.
- Projection of demand from 18/19 to 22/23, based on demand from individuals aged 18-64 living in care homes as well as apportioning other demand on the basis of PANSI prevalence data for each Borough/District.

The existing supply of accommodation with support (about 360 units) needs to be taken into account, which is mainly located in Corby, Kettering, Wellingborough and Northampton.

After taking account of relets to accommodation with support in the Borough/Districts, a net demand has been calculated for each Borough/District together with the number of units of accommodation required.

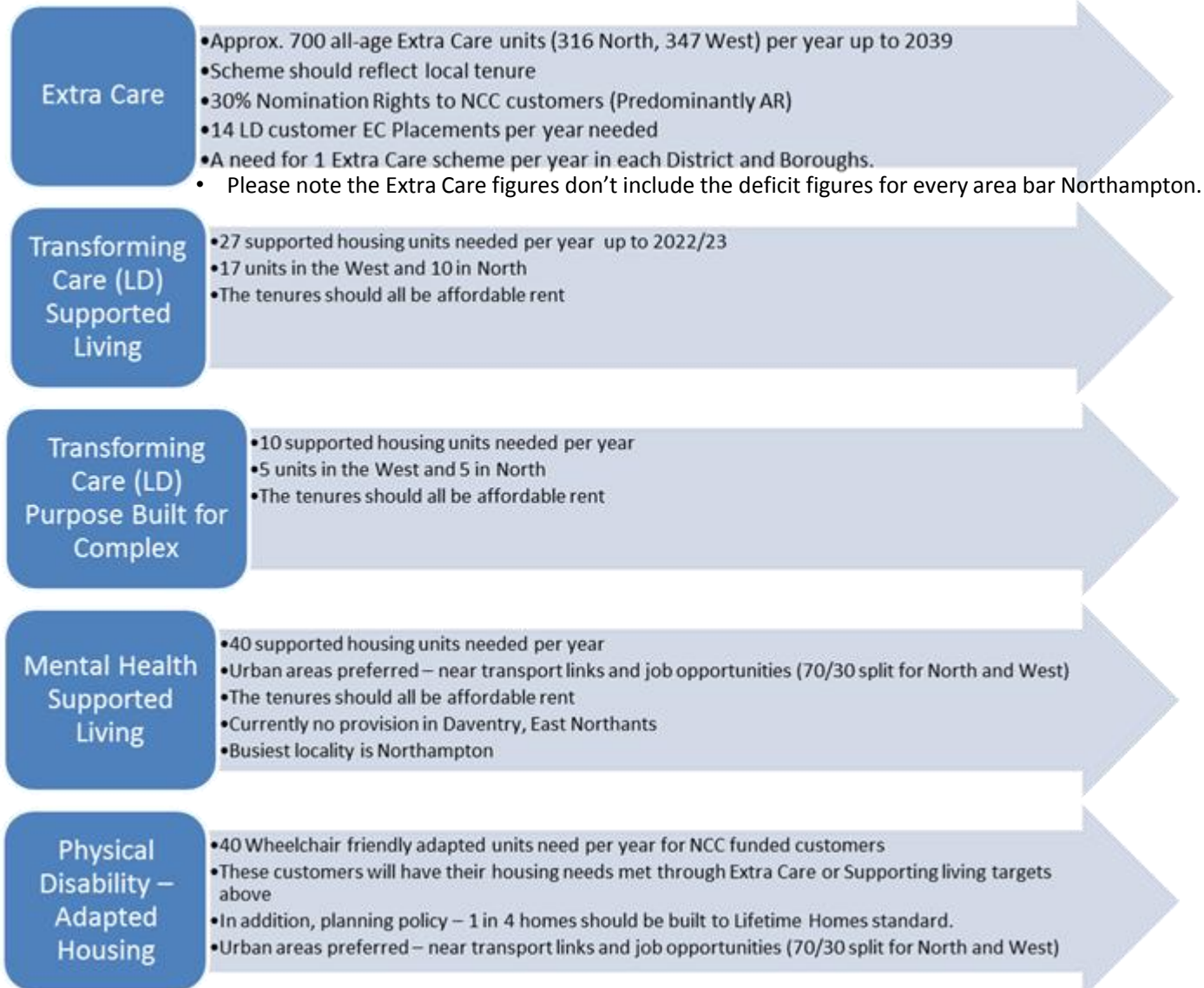
Future provision 18/19 to 22/23	Purpose built for complex needs	Supported Living	Extra care housing units for LD	Total Net Demand
Corby	5	4	4	13
East Northamptonshire	5	21	7	33
Kettering	6	20	21	47
Wellingborough	5	4	18	27
Daventry	5	24	2	31
Northampton	15	37	14	66
South Northamptonshire	6	24	3	33
Total Units Required	47	134	69	250

Next steps involve the Transforming Care Project Board signing off the strategy and the County working with the Borough/Districts to identify development opportunities. The County will also review care packages to identify those who could move to a more independent setting.

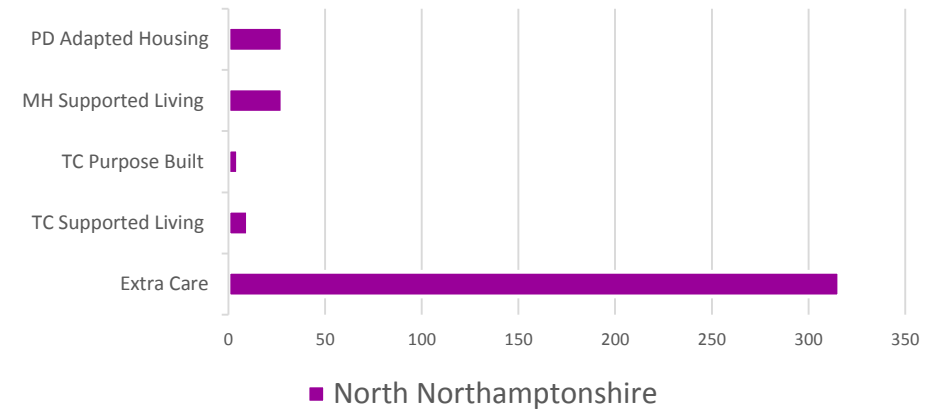
PD and Mental Health

- Adults with a Physical Disability aged 18-64 – 3% growth by 2025, around 40 NCC funded customers need Supported accommodation each year where their primary care reason ins PD – pick this up at Planning Policy/ Lifetime homes
- Currently 350 individuals are funded in mental health supported accommodation locally. This is set to grow as the population increases.
- The MH Commissioner predicts that Northamptonshire needs a further 115 supported housing units by 2021 as the trend shows a shift from residential placements to supported living.
- There will be a need for more nursing care for individuals who have complex care needs and who are stepping down from hospital care as an alternative to hospital treatment.
- [MPS for Working Age Adults with Mental Health Condition](#)

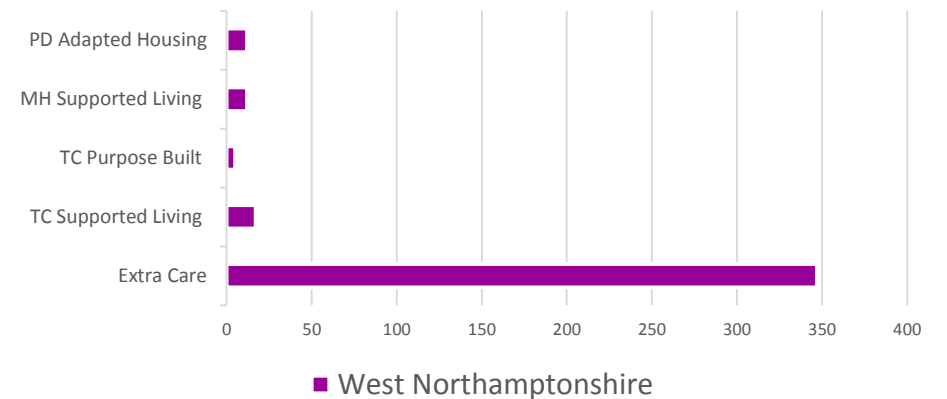
Specialist Housing total demand



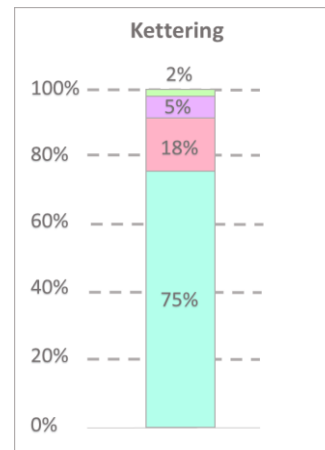
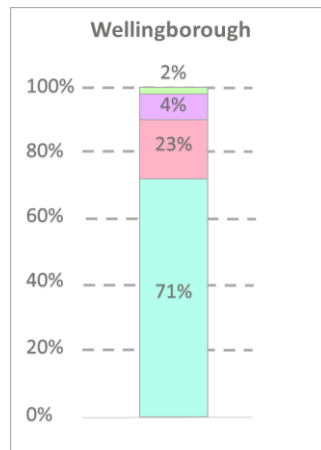
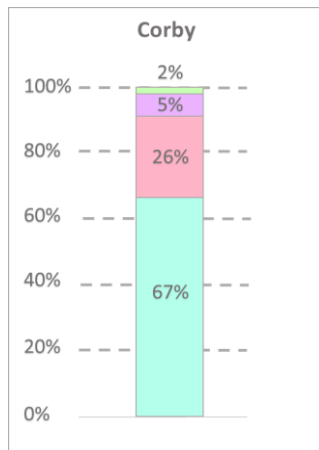
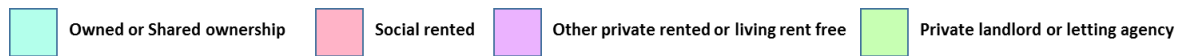
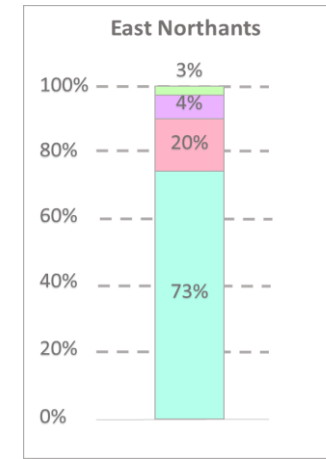
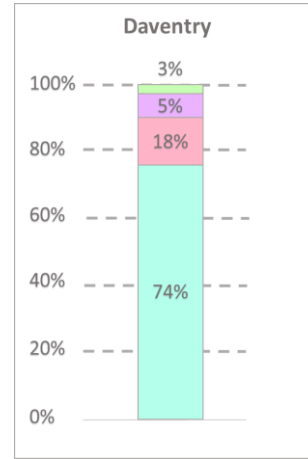
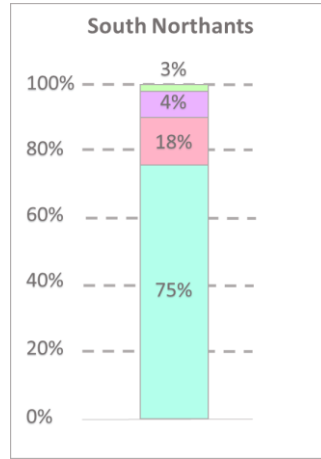
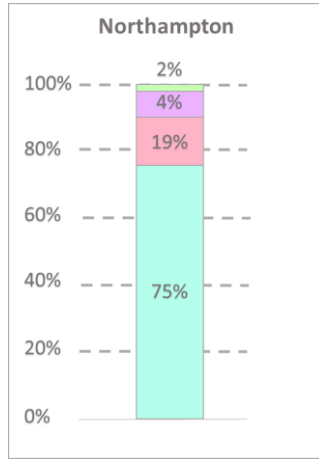
North Northamptonshire Specialist Housing Targets



West Northamptonshire Specialist Housing Targets



Tenure Split



CENSUS 2011
Over 75 Tenure
Split by locality

Extract of under 55 Housing needs assessment

- 22.7% response rate
- 97 need VSH (e.g. multiply results x 4.4 = 426.8)

Preferred District/ Borough	No. of respondents
Corby	7 (30.8)
Daventry	1 (4.4)
East Northants	8 (35.2)
Kettering	13 (57.2)
Northampton	30 (132)
South Northants	3 (13.2)
Wellingborough	6 (26.4)
Out of County	2 (8.8)

Preferred Living Situation	No. of respondents
Alone	33 (145.2)
Large group	5 (22)
With less than 5 people	21 (92.4)
With one other	11 (48.4)

*returns data for FACE V7 Overview Assessment and the FACE Review Record, in the last 12 months extracted 25/06/2018.

Adaptation Required	No. of respondents
Secure garden to relax	4 (17.6)
Walking distance of a bus route	8 (35.2)
Walking distance of shops	7 (30.8)
Track and hoisting equipment	6 (26.4)
Wheelchair accessible	21 (92.4)
In a town	7 (30.8)
Rural	2 (8.8)

Primary Support Need	No. of respondents
Access & mobility	1 (4.4)
Learning disability	34 (149.6)
Mental health	23 (101.2)
Personal care	33 (145.2)
Social isolation	1 (4.4)
Visual impairment	1 (4.4)
Memory & cognition	2 (8.8)

Strategic Response

Extra Care can:

- Support people to live independently in their own homes
- Reduce high cost placements
- Increase housing supply and free up family homes

Moving to two unitary authorities provides:

- The opportunity for closer working between social care, health and housing
- A chance to remove barriers between D's & B's and the county council
- Maintenance of momentum during the transition – the high care costs, and the shortage of housing will still exist!
- Opportunity to maximise the potential of public assets

Bring Housing & Care together in one building, but under separate contracts

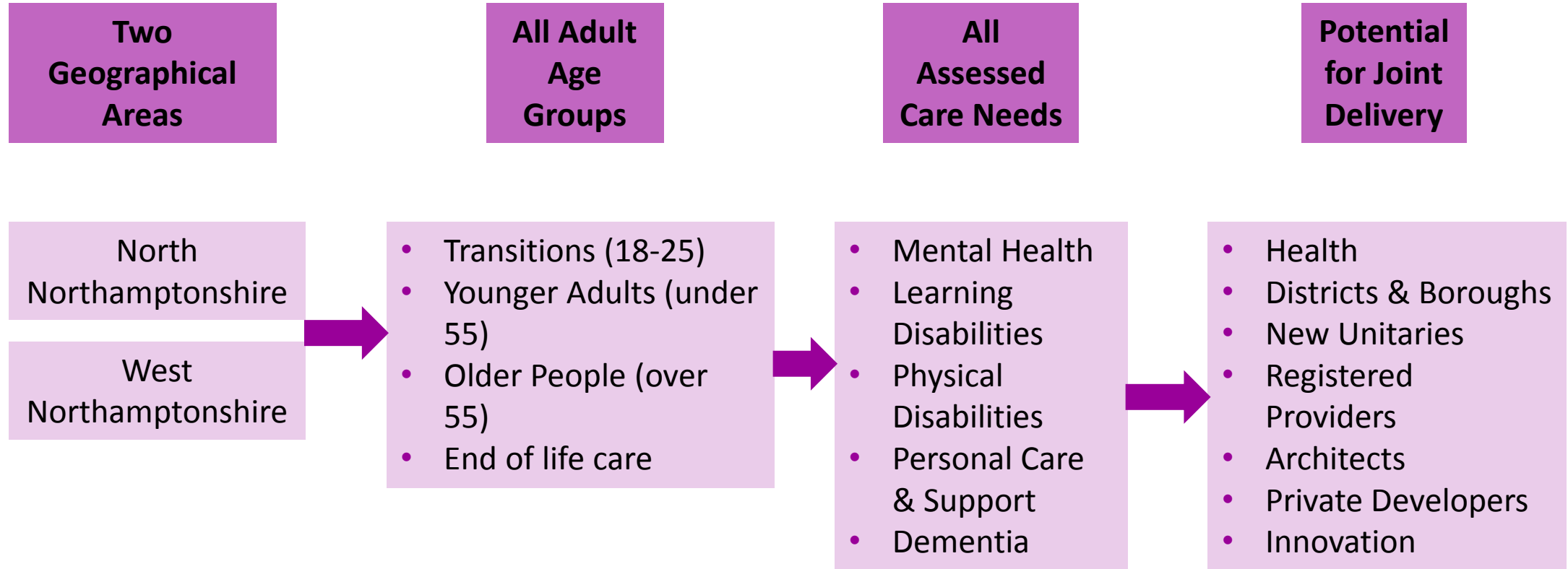
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Proposed Scope



What is Extra Care?

- Housing with on-site personal care (typically 24/7) and support through a preferred supplier
- Residents have own front door and maintaining/increasing independence is encouraged
- Residents benefit from having staff available to provide:
 - ✓ 24 hour care and support on-site if required (In MH would be Staff available not necessarily on site(e.g. telephone support overnight).
 - ✓ Residents are supported to be active participants in the Community
 - ✓ Balance of care and support needs
- Separation of housing from support/care – Two different frameworks. Separate Contracts
- Provider required to be registered with the CQC
- Level of support based on assessed need, dependant on and adaptable to needs of resident, more flexibility than domiciliary care

Extra Care Standards

Principles: Good quality of life; safe, secure tenancies, maintain living standards; a modern living environment, accessible and good quality care.

Valued design characteristics:

- **Space:** living space to sit, eat, do hobbies and host. Couples preference for accommodation with 2+ bedrooms.
- **Location:** safe attractive area, transport links, access to services/facilities, integration with wider community.
- **Design:** accessible, adaptable, attractive, comfortable, energy efficient, manageable, accessible well-maintained outside space and welcoming communal areas. It is important it does not look or feel institutional.
- **Services:** tailored, personalised, flexible, varied, and a pay when used model.
- Other important factors:
 - Maintaining independence – well-designed homes with easy access to care and support.
 - Peer supported and staff supported activities to promote community cohesion and reduce isolation.
 - Permission for pets.
 - Upfront and ongoing costs.
 - Protect family inheritance.
 - Ability to release equity at the time of purchase or in future.
 - Impact of moving on relationships with family, friends and community.
 - Meet people and participate in hobbies, exercise etc.
 - Help with the move

Delivering the Care & Support

- Market Engagement event held in July 2018
- 60+ attendees from across the care provision market
- Some care providers are also Registered Providers of Housing
- Very positive feedback
- Collated responses
- Informed tender specification for new 'Care & Support in Specialist Housing Framework'
- Out to tender later this month. In place April 2019
- Can be used to deliver the personal care & support in any new specialist housing scheme

Summary

- Unitary status will make working on this agenda stronger
- Huge opportunity for collaboration with Health e.g. step down and co-locate primary care hubs
- Keen to use all public assets where appropriate and to maximum effect
- But can also be delivered on private land
- Council is committing significant resources as we cannot continue with high cost placements
- Must be a whole market approach – our land and private investment
- Develop Design, Build & Housing Management Framework, and futureproof for move to unitary

Contacts

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Further Supporting Information

- [Market Positioning Statements, strategies, plans and housing needs study](#)
- [Procurement Portal](#)
- [Accommodation Strategy](#)
- Transforming Care Accommodation plan to follow
- [Care and Support in Specialist Housing Funding](#)
- [Modelling the Growing need for Social Care in Older People](#)
- [Transforming Care Capital Funding](#)