

# Supported Housing Review

Scrutiny in a Day  
16 September 2016

# The Haringey Context

- The last full supported housing review was conducted in 2005
- The last review of older people's supported housing concluded in 2010
- The *Corporate Plan 2015-2018* sets a new strategic direction for the council
- The new Housing Strategy will be approved by Full Council in Nov 2016
- The *Medium Term Financial Plan* sets out challenging targets for the council to find alternatives to residential care for vulnerable adults
- The *Transforming Care* agenda places emphasis on community-based support for people with learning disabilities
- There is a need to reduce temporary accommodation usage for homeless households
- A full stock condition survey of council supported housing stock was completed this year

# Overview of the Project

The Supported Housing Review is taking an in-depth look at housing-related support and care needs in the borough as well as the support models and buildings that supported housing is provided in.

In July, Phase Two of the project concluded with a comprehensive Needs and Gaps Analysis. The analysis clearly identified unmet current and future need for some groups of older people.

Phase Three of the project will explore and appraise options to meet this need. These options will be appraised against two objectives; maximising resources and securing the best outcomes for service users.

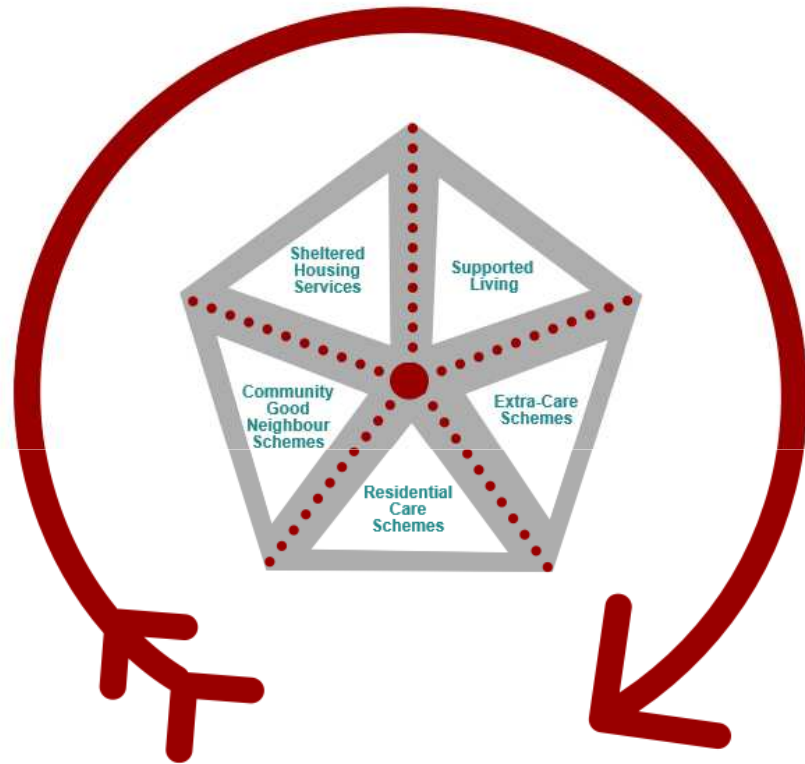
The review concludes in February 2017 with a set of recommendations to Cabinet. Approved recommendations will be subject to an Implementation Plan.

# Key Milestones

No	Project Phase	Milestone(s)	Target Date*
1.	Initiation	Project Board agrees draft Quality Evaluation Tool & service user engagement.	Complete
2.	Data Collection & Analysis	Initial engagement with service users of supported housing (survey, service visits, introductory letters)	Complete
3.	Data Collection & Analysis	Needs & Gaps Analysis completed & agreed	Complete
4.	Options Appraisal	Options generated for testing (in focus groups, workshops, stakeholder group)	Oct 2016
5.	Options Appraisal	Completion of specialist surveying of council sheltered stock	Nov 2016
6.	Options Appraisal	Options Appraisal completed	Nov 2016
7.	Impact Assessment	Service User Options Testing completed	Nov 2016
8.	Final Recommendations	Final recommendations approved by Project Board	Dec 2016
9.	Final Recommendations	Pre-cabinet process begins	Dec 2016
10.	<b>Final Recommendations</b>	<b>Cabinet approval of final recommendations</b>	<b>Feb 2017</b>
11.	Final Recommendations	Project Closedown	Feb 2017

\*dates are indicative

# What is Older People's Housing?



## Supported Housing Types for Older People

- **Community Good Neighbour** schemes provide ad-hoc low-level support with no staff on site (usually)
- **Sheltered Housing** provides slightly more support, staff are on-site and there are usually communal facilities
- **Extra-care** schemes provide a combination of support and personal care provision
- **Supported Living** is for people with complex care needs such as learning disabilities or mental health
- **Residential Care** provide high level care services for people who cannot live independently

# Older People's Supported Housing

2197 units of supported housing for older people;

- 1333 HfH managed units
- 669 Registered Provider units
- 65 Supported Living places
- 130 Extra-Care units

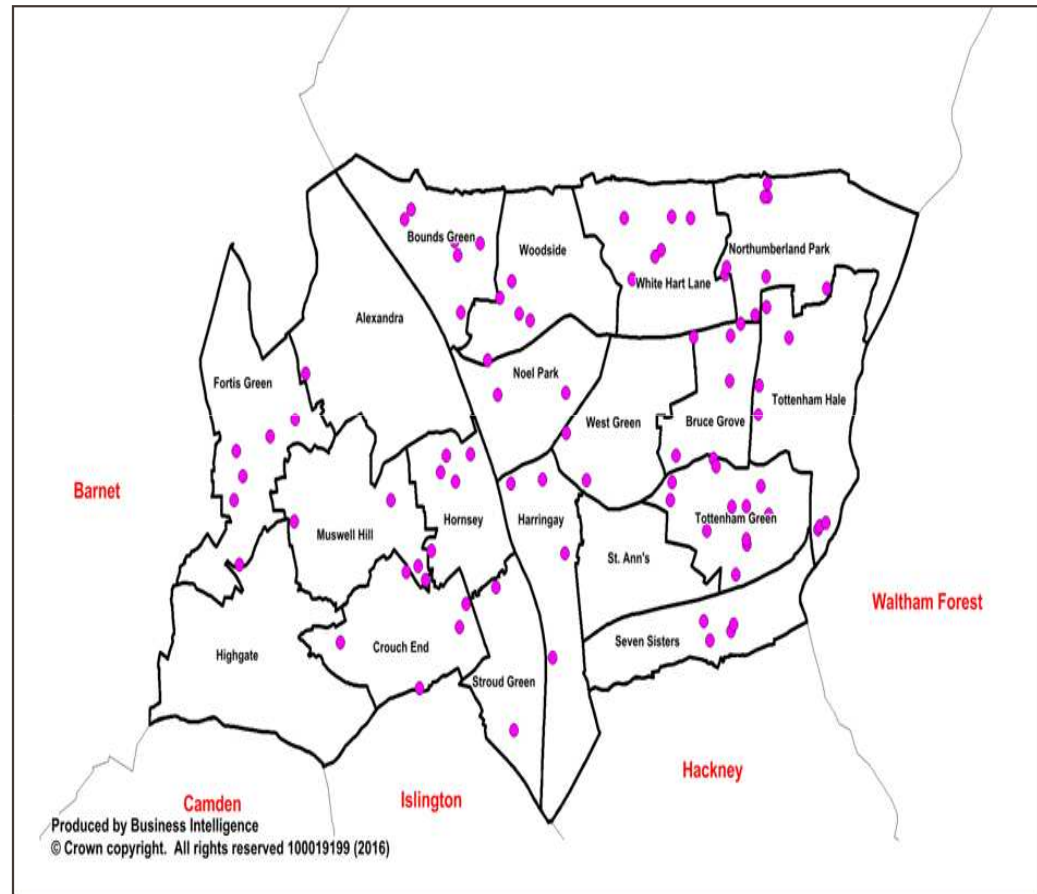
84 separate schemes (+SL)

12 block contracts

1 Service Level Agreement

Current contracts expire in 2018

Estimated annual spend for all supported housing for older people is £7.4m



# Needs Analysis Findings

- Haringey has a **growing ageing population**; number of people aged 50+ projected to increase by 37.7% by 2030
- There is an ageing population of adults with more complex needs
- Over representation (32.4%) of older people from Black African & Caribbean backgrounds in supported housing services compared to the general population (15.1%)
- 40% of older people cited **maintaining their independence** as their main priority
- The majority of older people want a more personalised service that changes as they do
- Significant proportion of HfH supported housing tenants have low or no support needs, only **1% of HfH tenants seen for more than 3 hours per week**
- The number of older people in supported living placements has increased by 45% since 2013
- There are currently 10 people on the waiting list in need of wheelchair accessible homes, 80% of these have been waiting for more than 2 years for a suitable property.

# Gaps

- Haringey has a good mix of small local and larger national supported housing providers in the borough
- There is a significant data gap about LGBT older people in supported housing
- There is a shortage of **accessible housing** for older people with mobility needs
- Haringey is in a **rare position amongst London boroughs** to own such a significant amount of supported housing stock
- There is a London-wide **shortage of Extra-care** provision
- In Haringey there is also a gap in provision between Sheltered Housing & Extra-Care
- There are **no specialist sheltered schemes** for older people with complex or specific needs and identities



# Initial Conclusions

- We need more specialist provision for older people with learning disabilities & mental health needs
- We need more preventative options as alternatives to supported housing
- We need more alternatives to residential care
- We need to create more personalised and flexible support and care options
- Profile and configuration of our own stock does not fully meet current and projected need
- Use of our current stock is not optimal, including use of communal space
- We have an opportunity to draw on other council projects (e.g. Haringey Development Vehicle) to meet our objectives