HOUSING AND HEALTH

Introduction

In Leeds it is recognised that there are a number of challenges that affect the housing and care of older people which are represented by health and housing factors, dementia and the impact of people living alone.

One of the four commitments that the Leeds Health and Wellbeing Board has made is to increase the number of people supported to live safely in their own home. The Leeds Joint Health and Wellbeing Strategy (2013) identifies this commitment as a priority along with the need to maximise health improvement through action on housing.

There is significant optimism that by working together in partnership, Leeds City Council and its partners can respond to these challenges and develop a specialist housing market that will meet the housing and care needs of older people.

The Older Peoples Housing and Care Futures Programme

The Older Peoples Housing and Care Futures Programme is a corporately managed programme of activity which has been developed by Leeds City Council Adult Social Care, City Development and Environment & Housing Departments to specifically engage with housing and care providers in the delivery of specialist housing with care. The programme reflects the Best Council Plan objective to deliver the Better Lives Programme and makes a significant contribution to Adult Social Care's Better Lives for Older Peoples theme - Better Lives through Housing Care and Support. The aim of the programme is to:

- bring forward specialist housing care development in Leeds within those areas where there is currently a deficit

- increase the ratio of specialist housing that is affordable to rent or shared ownership

- consider providing housing for older people as part of the affordable housing requirement on larger market for sale developments

- To increase the sustainability of developments for older people with an emphasis on reducing energy consumption and planning ahead for the installation of assistive technology

- develop dementia friendly housing for older people

- create specialist housing hubs which reach out to older people living within the community

- Develop a wider range of strategic partnerships between the Council, the NHS, the voluntary sector and independent sector.

The programme has forecast the future demand for housing and care, identifying current provision and any gaps by ward, establishing how the Council can influence the availability and choice of good quality housing and supporting appropriate and innovative development.

The Housing and Care Futures Programme will ensure that there is a co-ordinated and corporate approach to the strategy for specialist housing for the ageing population of Leeds by bringing together the skills and knowledge of commissioners, and planning, development and housing specialists. A programme team has been established to ensure that development of specialist housing for older people in Leeds is developed in a co-ordinated way particularly in areas of undersupply. This team is based in adult social care and will be the main contact point for developers, care providers and cross sector partners who wish to discuss ideas and bring forward proposals

Older Person's Housing Market Position Statement

To support the Programme LCC has drafted an Older Person's Housing Market Position Statement which draws together a range of analysis carried out in researching what type and quantity of housing and care services the market currently provides and estimates what it will need to provide in future. This includes ward level information on tenure, type of accommodation and health and income data. The detail contained within this analysis will guide the market in understanding the opportunities for development in each area of the City.

The overarching purpose of the older persons housing market position statement is to support and encourage partners in the independent and third sectors to work collaboratively with Leeds City Council in achieving a number of housing and care related outcomes for its older citizens.

The outcomes we aspire to can be summarised as follows:

What we want for the older citizens of Leeds

- **Older people have access to a range of affordable, specialist housing and care options appropriate to their level of need and circumstances**: an increase in specialist housing with care throughout the city by 2020 (extra care / assisted living) both to rent and to buy, development of mixed tenure apartments and bungalows suitable for older people (easily adaptable for assistive technology) and specialist nursing homes in some areas of the city where demand is predicted to outstrip supply.

- **Older people are able to live independently and safely in their own home for as long as possible.** The aspirations of older people are changing; they want good quality homes with access to facilities that promote social interaction and a feeling of community, easily adaptable homes and flexible care that supports them as they reach older age..

- **Older people are able to make well informed and supported decisions about their housing and care options that gives them choice and control and avoids a one-size-fits all approach**. We anticipate that the uptake of non-specialist residential care beds will diminish as new models of housing and care become available and focus turns towards prevention and reablement thereby supporting continuing independence.

- **Older people have their housing, health and care needs responded to in a co-ordinated way:** Leeds has achieved pioneer status in the delivery of integrated health and social and care services and seeks innovation in the design and location of specialist housing with care, care villages and cross sector developments bringing health and care services together.

- **Older people can access housing and care within the community with which they are familiar and near to their family and friends:** the location of specialist housing is key for many older people and Leeds has identified those areas of current and projected undersupply up to 2020.

- **Older people can benefit from sustainable homes.** Leeds City Council has made the difficult decision to review its owned and operated care homes as they no longer meet the aspirations of future generations. A similar review of sheltered accommodation is underway. Leeds City Council will work with partners to provide new high quality, adaptable and energy efficient homes that older people want to live in without the need to move again should they choose.

For Leeds City Council

- **To transform services in the context of personalisation and choice for older people** giving them control over the support they receive and who provides that support

- **To work with partners from all sectors to achieve the forecast levels of specialist housing required** particularly in areas of undersupply

- **To successfully develop innovative approaches** to the way that services traditionally delivered by Leeds City Council are delivered.

- **to contribute to the development of specialist housing** as adult social care commissioner, land and asset owner, social housing provider and as the Local Planning Authority

- **to reassess the future viability of local authority owned and operated sheltered housing** and reconsider the future of that stock which fails to meet the needs of older people in Leeds

- **To reduce the social isolation of older people** by ensuring that those living alone feel safe and have access activities and interaction with others

- **to develop a city-wide, multi-agency approach to dementia care**, with potential for partnership working, integrated service provision and the development of services with the independent sector

In partnership

- **To work in partnership with the Council** to develop specialist housing for older people particularly in areas of current and forecast undersupply

- **To provide a mix of tenure** to reflect the known socio economic composition of communities in Leeds

- **To bring best practice, innovation and excellence** in the current design of older peoples specialist housing

- **To work together and with other organisations and agencies** to provide integrated development both in terms of specialist housing (for example the care village model) and from a service perspective relating to care, health provision and active lifestyles

- **To bring forward sites for development** in those areas of Leeds suffering from underinvestment in specialist housing with care for older people and residential care with nursing

LCC Contribution to Partnering

As a major landowner LCC is able to contribute resources where there is significant benefit to be achieved in terms of prevention and a reduction in health and care costs.

A review of owned and operated care homes has the benefit of bringing sites forward to the market for development. Where possible, LCC would want these sites to contribute to the growth of specialist housing for older people in Leeds. Other council owned sites may also be brought forward from time to time that are suitable for the development of specialist housing for older people.

New developments have been achieved through partnership working with the NHS and include the project to establish an Integrated Intermediate Care service in south Leeds. This partnership has involved the two organisations working together, under a pooled budget arrangement, to develop and provide a short-stay specialist service in an LCC facility. A short stay at the South Leeds Independence Centre will ensure that people who may have previously been admitted to hospital or long term residential care or are being stepped down from acute hospital care can receive an intervention that allows them to return home and remain independent.

LCC has successfully bid for funding from Phase One of the Department of Health's Care and Support Specialised Housing Fund (CSSHF) towards the cost of the Haworth Court Extra Care Housing Project. The proposed 45 apartment extra care housing development which will start on site in late 2014 is viewed as a positive opportunity to replace an unpopular sheltered complex with good quality specialist housing with care for older people in a ward where there is currently a significant undersupply of extra care housing. The apartments will be a mix of affordable rent and shared ownership.

Leeds Model of Extra Care

The Leeds Model of Extra Care Housing has been developed to sit alongside the Housing and Care Futures Programme. It is used to guide providers in designing extra care schemes and is based on a sound understanding of what works drawn from discussions with providers and best practice networks.

It broadly defines extra care as providing the opportunity for older people with a range of support needs to live in their own home, with their own front door in a safe and secure environment within a community setting. It allows older people to maintain their independence and receive a flexible range of care and support services that meet their individual needs. Flexibility of care allows for ageing in place and for the vast majority of older people it should not be necessary to move again simply because more care or support is needed. It is used to guide providers in designing extra care schemes and is based on a sound understanding of what works drawn from discussions with providers and best practice networks.

Critically, extra care differs from sheltered housing in that it is a real alternative to residential care and tenants/leaseholders will generally fall into the higher category of need and be accessing a care package upon moving in.

The combination of extra care housing, integrated community health and social care teams and the use of reablement services can reduce unnecessary admission to hospital and enable older people to have more control over where they live avoiding unplanned permanent admission to residential care. Older people living alone are often socially isolated and can feel unsafe. Extra care housing schemes encourage increased interaction with others and create a safe home environment with bespoke care packages provided as required.

Next Steps

- The Leeds Housing Market Position Statement will be published jointly by Adult Social Care, City Development and Environment & Housing and will play a key role in further developing on-going dialogue between cross sector organisations through sharing information about the market and how they want it to develop

- Further data analysis by ward to ensure that the modelling represents shifts in demographics and increases in supply

- The Adult Social Care eligibility criteria and assessment process for extra care housing will be refreshed to focus on older people with greater needs thereby promoting specialist housing as a real alternative to residential care

- Identify the options available for local authority owned and operated sheltered schemes which are unsustainable and which could be prioritised for extra care provision

- Continued consideration of the use of planning gain to encourage the development of affordable specialist housing for older people within areas of under supply

- Encourage the development of mixed tenure specialist housing schemes where possible avoiding the propensity towards single tenure market for sale in private developments.

- The use of Council assets to similarly support the development of specialist housing for older people in areas of known under supply