

Developing a housing with support pipeline for people with a learning disability and autistic people

Thursday, 20 June 2024

Online event

The Local Government Association and Association of Directors of Adult Social Services are **Partners in Care and Health (PCH)** working with well-respected organisations.

PCH helps councils to improve the way they deliver adult social care and public health services and helps Government understand the challenges faced by the sector.

The programme is a trusted network for developing and sharing best practice, developing tools and techniques, providing support and building connections. It is funded by the Department of Health and Social Care and offered to councils without charge.

www.local.gov.uk/PCH

This webinar is being delivered in partnership with **Campbell Tickell:**
www.campbelltickell.com



Housekeeping

- Use the **Question & Answer** box to ask questions, upvote, or comment on a question. The chat box is not available.
- **Subtitles are available** if you enable them on your Zoom panel.
- There will be **two comfort breaks** during the online event.
- The **slides will be shared** with attendees after the event and the event is being recorded.



Agenda



Part 1: Framework for forecasting Housing with Support

Part 2: Models of Housing with Support

Part 3: Capital funding sources for Housing with Support

Part 4: Partnership arrangements to develop a Housing with Support pipeline

Part 5: Questions and Answers panel discussion

1. A framework for forecasting Housing with Support



Strategic Housing with Support Needs Assessment

There are five key stages to the framework, which are:

- Stage 1: Population in Need
- Stage 2: Need for Housing with Support
- Stage 3: Supply of Housing with Support
- Stage 4: Gap Analysis
- Stage 5: Future Projections



Stage 1: Population in Need

- Baseline population of people with a learning disability and autistic people aged 18+.
- POPPI and PANSI systems developed by the Institute of Public Care.

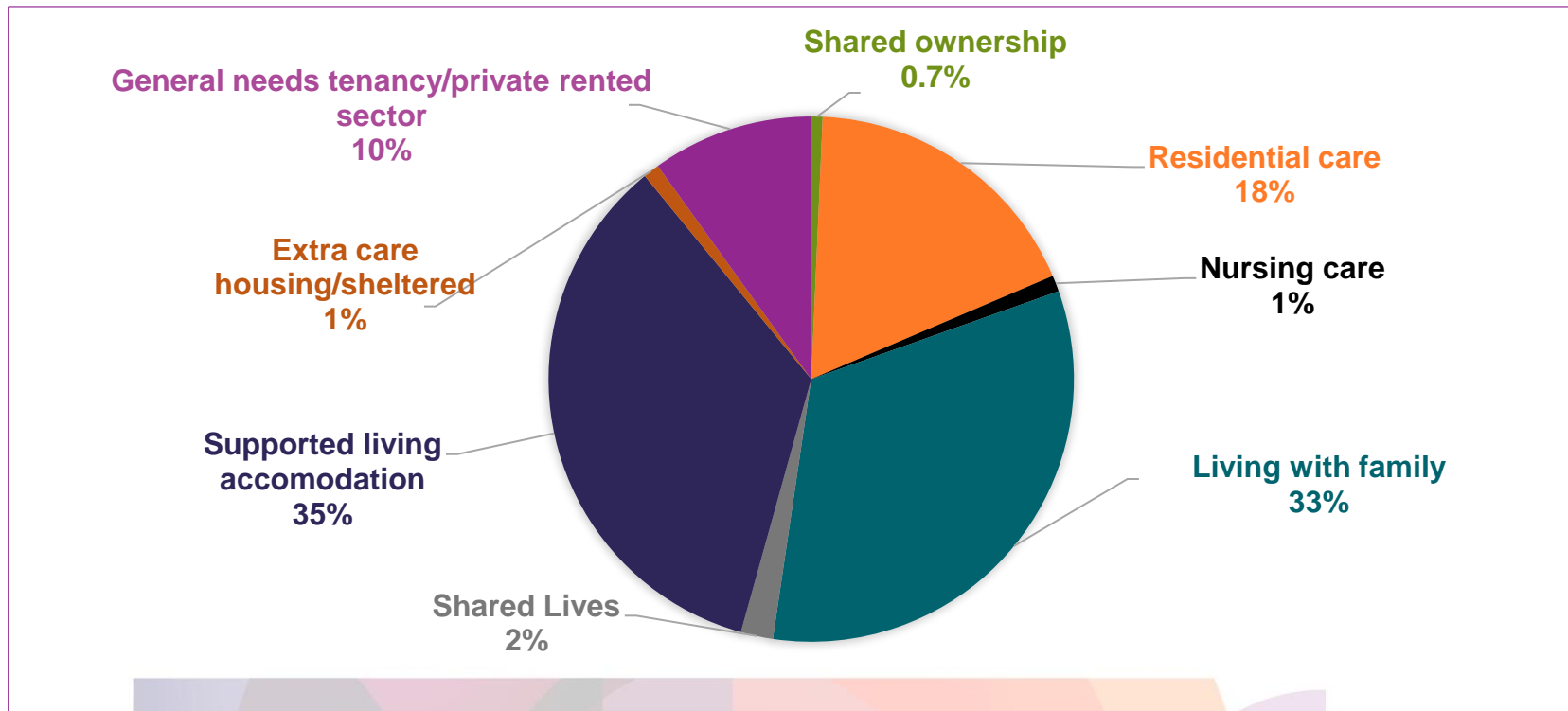


Stage 2: Need for Housing with Support

- Data analysis of people with learning disabilities and autistic people who are eligible for social care 18+.
 - NHS data on inpatients.
 - Adult social care case management and finance systems.
 - Education Health and Social Care Plans.



Chart 1 – Living circumstances of individuals who are Care Act Eligible



Stage 2: Need for Housing with Support (continued)

- Discussions with social care commissioners and practitioners.
- Co-production and engagement with people with a learning disability and autistic people.
- Data on people with a learning disability and autistic people who are ineligible for social care is quite limited




Stage 3: Supply of Housing with Support

- Data on the number of people with learning disabilities and autistic people who are placed each year in supported accommodation and extra care housing i.e. indication of available supply in a typical year.

Stage 4: Gap Analysis

- A gap analysis is the difference between the needs identified and the available supply i.e. a net annual need figure.

Stage 5: Future Projections

- The annual need for housing with support can be adjusted upwards or downwards for each year going forward, based on the POPPI and PANSI projections for each council.
 - Evidence from a strategic housing with support needs assessment can be incorporated into relevant strategic e.g. Local Plan, the Strategic Housing Market Assessment (SHMA), a Market Position Statement etc.
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Q&A



2. Models of Housing with Support



Overview of Housing with Support models

Models of housing with support include different types of supported accommodation, extra care housing and community living networks and can be summarised as follows:

- Specialist bespoke supported accommodation.
- Bespoke single occupancy property.
- Purpose built supported accommodation - clustered flats.
- Purpose built supported accommodation - hub and spoke.
- Designated general needs housing with support – clustered flats.
- Community living networks in dispersed housing.
- Extra care housing – generic.
- Extra care housing – older people.



KeyRing

... We're Life Changing

Community Living Networks

Claire Gleeson, Business Development Lead



About KingRing



KeyRing
... We're Life Changing

What works well?

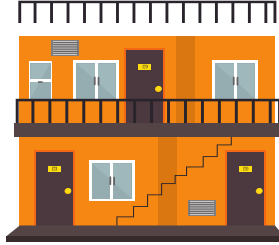
- Diversity
- Be outcome focused and person-centred
- Community support
- Working at scale
- Flexible approach
- Range of housing options
- Build in a plan for move on

Saves money and reduces tenancy loss



Alan's story

During his four years with KeyRing, Alan built his independence and confidence and his need for support has reduced. This has saved an estimated £54,627 over four years*.
* Based on typical local authority costs outside London.



1. Supported Living

Joined KeyRing with 24/7 support, sleep-ins, and 1:1 support.

2. Own Flat

Six months in moved to own flat with 20 hours outreach support, plus support from KeyRing.

3. Reduced Support

After a further six months, reduced outreach to 15 hours outreach plus KeyRing.

4. End of Outreach Support

18 months later, Alan no longer needed any outreach support or a named social worker. He was able to:

- Manage his own money and have some savings
- Look after his home
- Take the right medication and plan weight loss
- Take part in KeyRing activities and organise events with other Members
- Travel and holiday independently.

Support Included:

- Setting up Life Line
- Working with Alan's appointee
- Decorating, furnishing and looking after his flat
- Support with budgeting and shopping
- Managing his health
- Attending network meetings and meeting other Members.

Challenges



Advice

- Embrace a new perspective – visit a KeyRing network
- Collaborate and get consensus
- Co-production
- Think carefully about the right area
- Having a good housing pathway
- Build support around community and connection, not hours

Q&A

Comfort break



3. Capital funding sources for Housing with Support



Overview of capital Funding Sources for Housing with Support

The sources of finance to develop housing with support are:

- Homes England's Affordable Homes Programme.
- The Housing Revenue Account (HRA).
- The Public Works Loan Board (PWLB) lending facility.
- NHSE capital funding.
- Private finance combined with specified exempt and specified managed rents.
- Social finance investment.
- Disabled Facilities Grant (DFG).



Planning obligations known as **Section 106** agreements.

How to access mainstream capital funding

**Jane Tretheway, Assistant Director Homes & Communities,
Shropshire Council**

A pre-recorded interview



Play video

How to access mainstream capital funding

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Q&A

Comfort break



4. Partnership Arrangements to develop a Housing with Support pipeline



Overview of partnership arrangements to develop a housing with support pipeline

- Developing a housing with support pipeline to meet both current and future needs.
- Market management.
- Working in partnership with care providers.
- Approved Registered Providers.
- Nomination and void agreements.





Engaging with people with lived experience

Developing a Specialist Accommodation Plan for Sheffield

Caroline Stiff, Commissioning Officer, Adult Future Options
Team, Adult Care and Wellbeing, Sheffield City Council

Sheffield's Supported Living service

Context: What type of accommodation does Sheffield have currently?

- Sheffield has around 370 properties, which is about 708 'units' of accommodation
- Nearly 80% of this accommodation is shared, including some large 'group' homes which were formerly hostels
- The majority of the landlords are RP's. SCC has void agreements with 4 landlords.
- Care providers have the majority of void and nomination agreements but are becoming more risk averse to the level of risk.
- SCC operates a robust referral process for existing vacancies- the majority of demand is for self-contained accommodation. this process aims to proactively manage voids, but the referral forms also capture information about demand for property.
- We also carry out quality checks for the accommodation. The scope of these is wide ranging and includes asking for Energy Performance Certificate rating.
- Care providers - DPS for Adults with Disabilities

South Yorkshire Integrated Care Board- 2022 Market Position Statement- Housing with Support for People with Learning Disability and/or Autism

- Funded by the SY ICS- Campbell Tickell undertook a needs assessment. The needs assessment formed the basis of the Market Position Statement (MPS).
- The MPS was launched in July 2022, and SCC adopted it in September 2022
- The MPS sets out some principles for engaging with the market:
 - New housing developments are to be led by Commissioning, and meet the strategic objectives
 - Landlords should be Registered Providers of social housing
 - Commissioning should identify how the care provider will be identified
 - Locations should be close to public transport and other amenities, such as parks and shops.
- The MPS sets out key supply and demand issues for Sheffield:
 - Oversupply of shared accommodation
 - Sheffield needs an average of 21 units of supported living accommodation per year for the next 10 years
 - Sheffield requires more single occupancy units
- Sheffield is currently developing a specialist accommodation plan, which will contribute to the delivery of the MPS

Sheffield's Specialist Accommodation Plan – Engagement

- Co-production approach within Commissioning: developing new strategies for Sheffield
- Specialist Accommodation Working Group- including family carers, and people who live in supported living.
- Aim of the engagement: for people to tell us what is important about where they want to live in the future, and identify what can help them independently in the community
- Programme of engagement:
 - Large forum meeting in the City Centre
 - Smaller scale sessions with a range of tenants
 - 1:1 sessions with tenants

Engagement

- We have also been carrying out some specific consultation with young adults.
- Different communication methods:
 - Discussion groups
 - Pictorial responses – multiple choice pictures and art/drawing
 - Online survey
- In total, over 250 people have given us feedback
- Further engagement sessions are planned for July 2024
- The Working Group will also be involved in the development of new schemes, for example, choosing a care provider
- Summer 2024 – drafting the strategy
- Autumn 2024 – governance for approval



Q&A



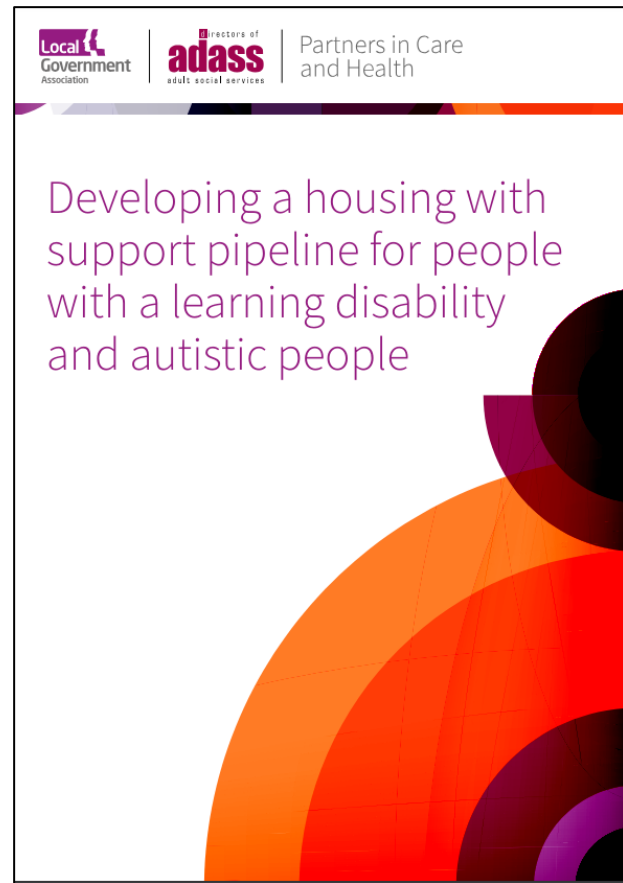
Panel discussion



Read the report!

Link:

[www.local.gov.uk/publications/
developing-housing-support-pipeline-
people-learning-disability-and-autistic-people](http://www.local.gov.uk/publications/developing-housing-support-pipeline-people-learning-disability-and-autistic-people)



Thank you listening

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