

Report to: **Adult Social Care Scrutiny Committee**

Date: **12 September 2006**

By: **Director of Adult Social Care**

Title of report: **Supported Housing update**

Purpose of report: **To update the Scrutiny Committee on how the Council is maximising the potential of supported housing to meet strategic aims and individuals' needs**

RECOMMENDATION: To consider the progress made by the department to increase the supply of housing based options and housing related support for vulnerable adults in East Sussex

1. Financial Appraisal

1.1 All new extra care housing developments have revenue implications for Adult Social Care (ASC) and Supporting People. Detailed work is being undertaken on both the service model and projected revenue costings for the potential Private Finance Initiative (PFI) schemes and future Extra Care Housing schemes funded from other capital routes. The estimated revenue costing for care and support at Ticehurst is £250,000 pa for 2007/08 and £285,000 pa for 2009/10. Where County Council sites are deemed suitable for Extra Care Housing development there will be associated costs.

2. Background and Supporting Information

2.1 Supporting People - The implementation phase of the Supporting People (SP) programme was completed in March 2006 with service reviews on all 285 SP funded services successfully completed in accordance with the Department of Communities and Local Government (DCLG) guidance. As a result, central Government's direction is reduced and the programme can focus on being a more responsive local service. This is resulting in the following approaches:

- Commissioning partners, via the SP team, are focussing on re-shaping the market to better meet the needs of vulnerable people
- Ensuring the potential of the SP programme to promote independence and prevent crisis is maximised. Early examples of this work are the planned outreach service from the Marlborough Extra Care Housing Scheme in Hastings and the planned remodelling of Rother Homes sheltered housing service to a floating support model.
- All new developments will need to take funding and market stability into account.

2.2 SP are due to be inspected in East Sussex in May 2007 by the Commission for Social Care Inspection (CSCI), the Audit Commission and HM Probation Inspectorate. The inspection will contribute to the CPA rating. Initial conclusions from an independent consultant's "health check" indicate that although the SP programme delivery is good, a considerable amount of work will need to be undertaken to ensure a good inspection result. The inspection preparation is a project in the ASC change programme

2.3 In the SP grant allocation announcement for 2007/ 8, ESCC gains for the first time in 3 years, with an increase of £187,000 or 1.57%. This remains below the inflation rate and is £700,000 less than the original allocation of £12.2m for 2007/ 8. The SP programme has had to make savings of nearly £1m in real terms since 2003 / 4. The Government has made a commitment that the SP budget should be ring fenced for the next 3 years. A national SP strategy is due in the Autumn.

2.4 Joint Extra Care Housing Strategy 2003-8 - This strategy was developed and agreed jointly by Health, Borough and District Housing Departments and Adult Social Care in East Sussex. It embodies the key recommendations from the Peter Fletcher report (2000) for:

A countywide strategic direction for the development of Extra Care housing to be developed with key partners

The development of pilot Extra Care housing schemes in each of the boroughs and districts

2.5 The strategy includes a development plan, an action plan and advocates utilising all the capital funding opportunities available, including PFI. The intention is to replace this strategy with a longer-term County Housing and Support Strategy, based on the key recommendations of the three Locality Housing and Support Strategies, once these are finalised. These locality strategies are being developed in partnership with a wide range of stakeholders. The timescale for this is likely to be 2007.

2.6 Extra Care Housing - Currently there are two Extra Care Housing schemes in the County with a third in development in Ticehurst (35 units) due to open in March 2007. These schemes are for older people; however, the extra care model is also being applied to new housing based options for people with a learning disability.

2.7 A strategic commissioning approach to Extra Care Housing development is being taken which is focussed on ensuring that a strong foundation is in place in order to take advantage of funding opportunities and to progress partnership working. The work undertaken recently includes:

- Ensuring Extra Care Housing is included in the Local Development Framework (LDF) in each Borough and District through ongoing dialogue with planners (County Council and District)
- Including Extra Care Housing in the Departmental and Corporate asset management plans so that advantage can be taken of site availability
- Investing in partnership working with a range of national, regional and local partners involved in Extra Care Housing and establishing an informal select list of preferred partners
- Identifying commissioning priorities through locality Housing and Support Strategies
- Meetings with District and Borough Planning and Housing colleagues to identify potential sites, shared priorities and collaborative working

2.8 The intention is to take advantage of future capital funding opportunities (DH Extra Care Housing Fund 2007/8 and the next Housing Corporation funding round 2007/8) by submitting bids based on commissioning priorities.

2.9 Private Finance Initiative (PFI): Living Well Project - East Sussex submitted an expression of interest for PFI credits to DCLG for the development of Extra Care Housing in March 2006. The outcome of this is expected imminently.

2.10 The Living Well proposal is for 310 units of accommodation (240 Extra Care Housing for older people, 50 Extra Care units for learning disability and 20 for adults with complex needs). This is an ambitious bid, which is supported by all the Boroughs and Districts and Health. If the bid is successful, East Sussex County Council will be invited to submit an Outline Business Case (OBC) by March 2007. A robust analysis of the funding options will be undertaken to ensure that the project offers value for money, quality and is affordable.

3. Conclusion and Reasons for Recommendation

3.1 Significant progress has been made on the strategic requirement relating to housing based support for vulnerable adults. Capital funding is being pursued through PFI and the Department of Health for the development of Extra Care schemes. Scrutiny Committee are recommended to note this progress and the partnership working that has underpinned the developments to date.

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BACKGROUND DOCUMENTS

Joint Extra Care Housing Strategy 2003-08

East Sussex Supporting People Strategy 2005-10