

# Bromley Housing with Care Strategy 2023 - 2033

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## Strategy Outline

June 2023

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# Our Vision

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Our vision is for older people and vulnerable adults, to have a home that will be safe, promote independence, and support good health and wellbeing, as well as quality of life.

A model of provision that is both preventative and least restrictive will support our vision. Where possible our strategy will increase the amount of Housing with Care and delay or avoid altogether the need for residential care.

We want to give more people the choice to live independently and healthily in their own homes wherever possible, and for as long as possible. This means adults of all ages being able to access or remain in the home of their choice

# Proposed Scope of Strategy

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The intention of this strategy is to extend 'Housing with Care' to more people and to a wider range of vulnerable adults including people with learning disabilities and mental health. This strategy will focus on:

- Improving the quality of both care and housing provision and making it an attractive offer for residents.
- Working with investors and developers to understand and meet future need/demand
- Ensuring a more integrated approach with partners from Housing, Health and Social Care
- Developing new and innovative models which incorporate AT and flexibility through DP's
- Streamlining pathways and processes to enable better access

# Good Practice Examples

## Hillingdon Council - Extra-care housing

tape, or you would like information about this document or council services in your own language, please call 01895 556633.



"I love living at Grassy Meadow, it has been a godsend and I get to see people every day. It was only when I moved that I realised how much I missed seeing people daily and that I had been isolated. The best thing about extra care is the security it offers and if you need support you know someone is there."

*Ashley, resident of Grassy Meadow Court*



"Moving to Park View made me feel better, more relaxed and the care works well for me. I'm able to go to social activities like bingo and Christmas/summer parties and my son Leroy often comes too."

"The carers and staff are excellent, they often look after me as if I'm their own mum and are always available to help me when needed."

*Birdie, resident of Park View Court*

Produced by Hillingdon Council

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### Extra care housing

- Exclusively for older people with additional care needs
- Independence in your own home
- Staff available 24 hours a day in an emergency, via Tunstall technology
- Close to local facilities and bus routes
- Integrated group activities

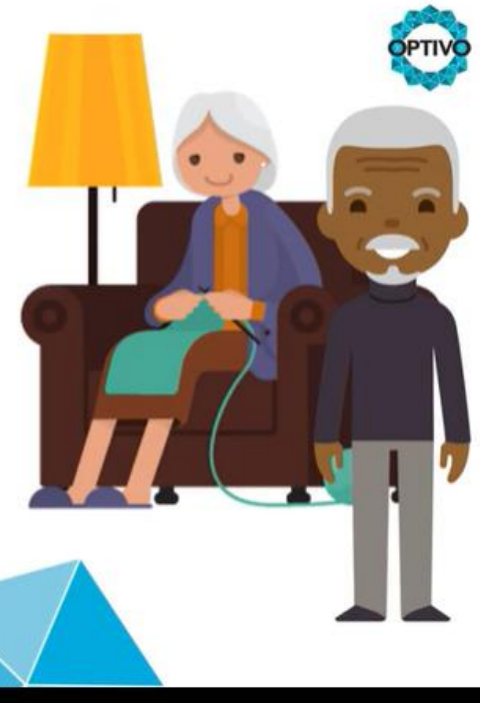


[www.hillingdon.gov.uk/extracarehousing](http://www.hillingdon.gov.uk/extracarehousing)

## Benefits of Extra Care

Residents living in our Extra Care Schemes have the perfect balance of independent living and support when they need it.

You may think Extra Care is the same as residential care, but it's not.



- Merton and Richmond are moving towards extra care villages and offering more social and leisure 'lifestyle' activities to move to a culture of a desired place to live
- Leicester City Council are noted for best practice and has a good range of schemes aimed at the learning disability cohort, with 56 of the 112 schemes providing accommodation for this client group
- A key feature of best practice was local authorities ensuring schemes delivered 'dementia friendly communities' and includes dementia friendly designs which had a significant positive impact on the outcomes and care needs of individuals.



Our Extra Care schemes are part of this offer and provide personalised care, top notch facilities and state of the art apartments.

**Richmond Council - Optivo - Extra care housing**

# Alignment with other LBB Strategies

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The 'Housing with Care Strategy' aligns with, and compliments Bromley's key strategic priorities:

- Making Bromley Even Better
- Adult Social Care Strategy
- Transforming Bromley
- South East London Integrated Services Strategy and Bromley Local Care Partnership Plan
- Housing Strategy
- Health and Wellbeing Strategy
- Bromley Housing Strategy
- Integrated Mental Health and Emotional Wellbeing Strategy

# Where are we now?

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## Extra Care Housing

- Traditional approach to ECH
- There are six Extra Care Housing (ECH) schemes within Bromley providing affordable accommodation with care and support for up to 271 residents plus 15 Step Down Assessment units.
- The accommodation is provided by four Registered Social Landlords (RSLs), with service users holding an assured tenancy – it's their home
- The Council retains sole nomination rights into these properties.
- Some of the stock is in need of modernisation and or redevelopment
- Voids management needs to be improved

# Where are we now?

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## Supported Living

- The Council currently supports 230 adults with a learning disability in supported living in the Borough. LBB commissions and or has nomination rights for 25 properties for adults with a learning disability
- A review is underway of this housing stock, and it is anticipated that the report will make proposals on a programme of adaptation and modernisation. This is inline with the vision set out in the Housing with Care Strategy.
- Officers are working with registered social landlords who are interested to develop new supported living schemes within the borough.



# Where are we now?

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## Shared Lives

- Shared Lives schemes match people with care and support as well as a home. The service user lives with a host 'family'
- Shared Lives Service currently supports 31 people with learning disabilities
- This service can support more people with learning disabilities and has plans to expand to support Older People

# Where are we now?

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## Home Adaptations/ DFG

- Home Adaptations can support many people with a disability to stay in their own homes which will support a preventative model that is wherever possible least restrictive.
- Bromley have some accumulated funds against the Disabled Facility Grant (DFG) and work has begun by the Housing Service on developing a Housing Assistance Policy that will speed up the allocation and spend of DFG. The 2023-24 DFG allocations have been confirmed to us by the Department of Health and Social Care. Bromley's allocation will be £2,442,564.

# Where are we now?

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## Mental Health Housing Support

- The Council currently commissions a block contract for 300 hours of MH floating support per week (supporting between 75-80 people per week).
- SEL ICB currently commissions a block contract for 61 units of MH accommodation (across 6 residential care and 3 supported housing services) in Bromley.
- A provider-led program is in progress to move towards a supported housing model across the MH accommodation services in Bromley.
- A new single 'support@home' service contract is planned to commence in 2024, jointly commissioned by the Council and ICB and will replace both Council floating support and ICB accommodation-based provision under one single service contract

# Where do we want to be?

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- Desirable, high quality provision that can meet the current as well as future needs of vulnerable adults, whilst helping them to maintain connections to their communities
- Develop an improved operational model with systems to ensure smoother access and efficient use of provision
- Greater focus on prevention, independence, and better health and social care outcomes
- Integrate the use of Assistive technology and Health Tech to support independence and improve health and wellbeing
- Optimising the use of DFG to help people stay in their own home and develop new accommodation
- Partnerships with developers, RSLs and investors to create new schemes and improve current stock

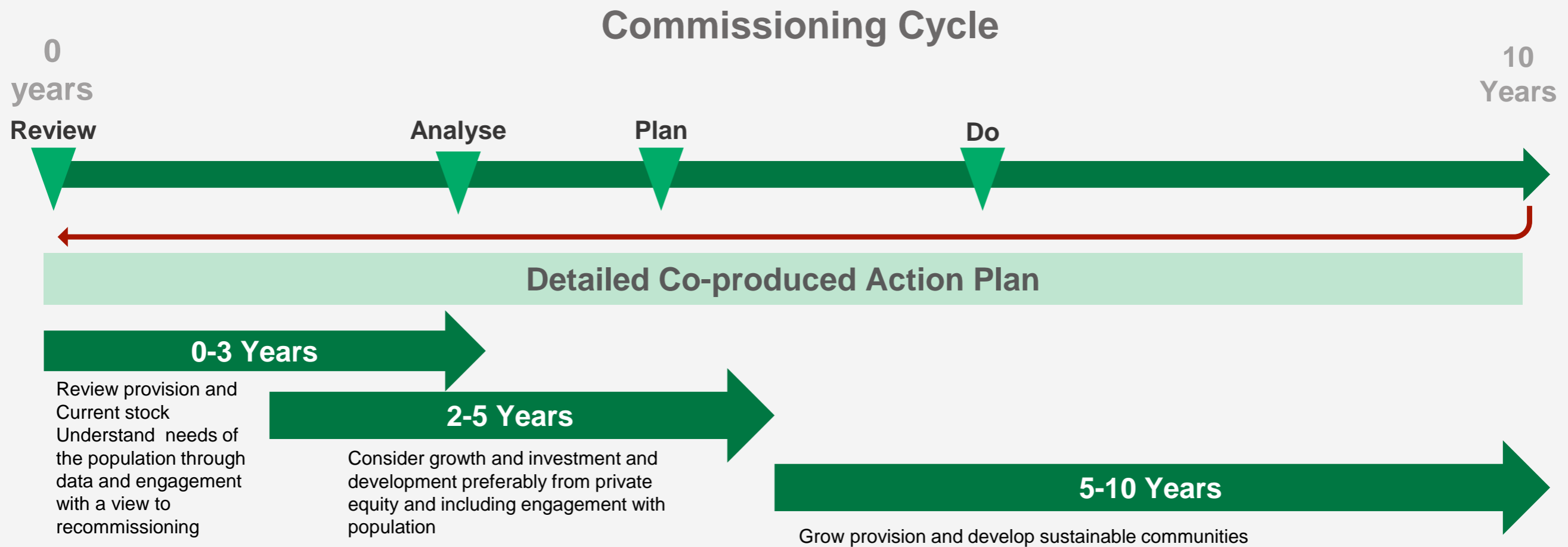
# Market shaping to deliver the strategy

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An early focus for the strategy will be identifying partners and external funders for housing with care. This will involve working with:

- Registered social landlords
- The GLA is giving priority to funding specialist housing and offering capital funding of 60% capital towards housing with care developments
- Private developers
- Care and support providers
- Accessing S106/CIL funds
- Council capital programmes subject to a viable business case

# Housing with Care Strategy Roadmap



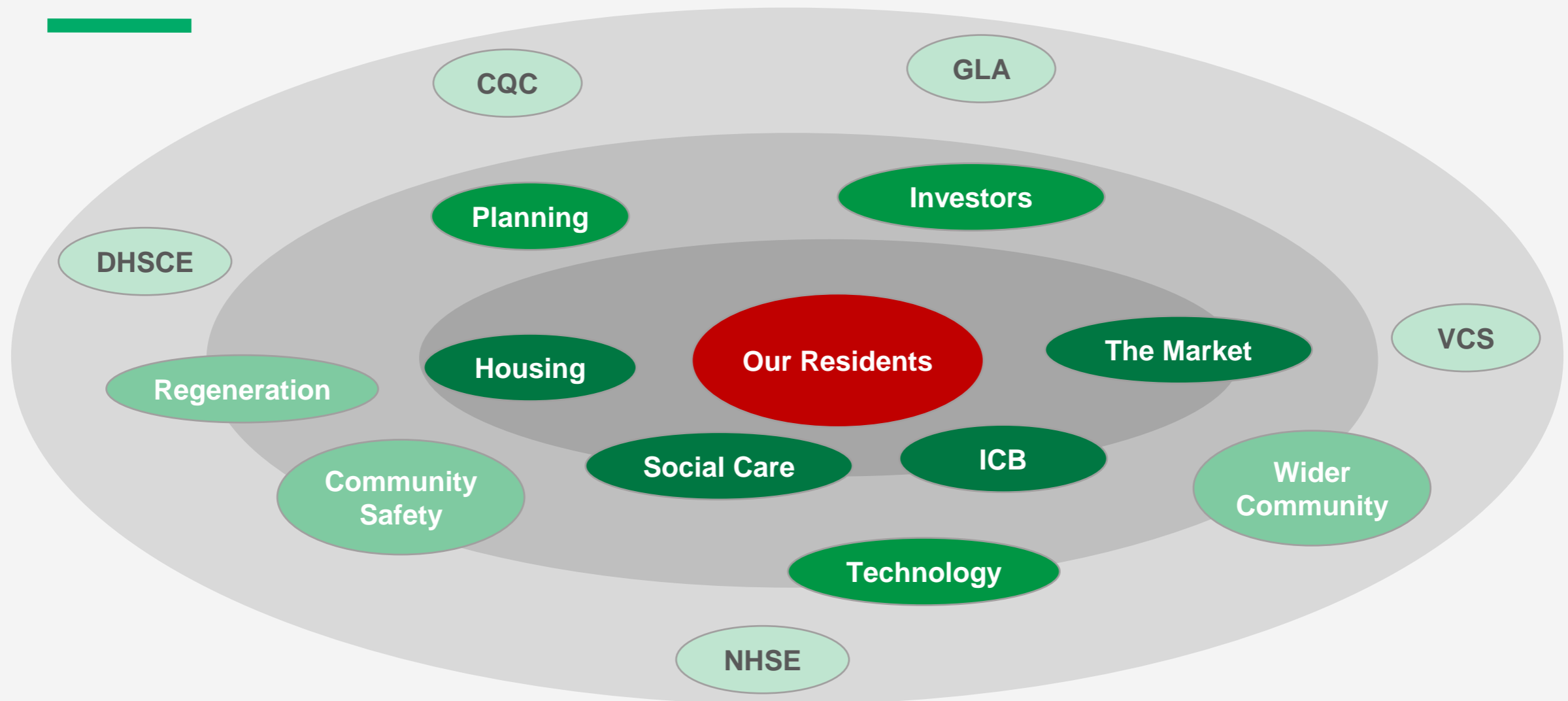
# Community Engagement and Co - production

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It is essential that the Strategy linked Action Plan reflects the voices of our residents and is shaped by those who use services, and where relevant by our wider communities. This will include both self-funders and those who are funded by the Local Authority

The Action Plan will look to undertake engagement as part of the roadmap to inform delivery against the strategy ensuring this reflects and responds to the needs of our ever-changing diverse communities.

# Stakeholders and Partners





# Next Steps to Put People at the Heart of Care

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The government recently published its plans for housing with care in its Next Steps to put People at the Heart of Care. New initiatives for housing included:

- An Older People's Housing Taskforce (national) – to make recommendations on unlocking housing with care investment
- A Building Right Support Delivery Board – a cross-Whitehall board to look at better support for adults with a disability
- Increased investment in Housing adaptations – £102M additional DFG funds nationally

The outcome of the above will feed into the delivery of the strategy as and when they are announced. The road map will be adjusted accordingly.



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