



Planning and delivering housing supply to reduce future care costs and build communities

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About Southampton

- Coastal city with strong dockyard industry
- Almost 250,000 residents, with expected growth of 4.9% by 2022
- Two universities and around 40,000 students in the city
- Diverse population – 22.4 % classed as ‘Not White British’ (circa 53,000)
- Almost 335,000 people over age of 65, expected to rise by 12% by 2022
- Deprivation index – 67th out of 326, increasing since 2010
- Significant health inequality within the city



Local Governance

Southampton City Strategy 2015-25



Southampton – City of opportunity where everyone thrives

Our goal: Prosperity for all

- Organization seeking to modernise, be sustainable, self-sufficient, commercial and respond to changing expectations of our residents (the customer)
- Unitary Local Authority able to perform housing functions
- Integrated commissioning arrangements with Health (SCC and SCCC)

Local Commitment

- “To prevent and delay the need for care and support, and to promote independent living, the Council has adopted ‘housing with care’ as its preferred alternative to a care home where an individual’s needs can no longer be safely met in their current home.”
- Strategy to deliver estimated 450-500 Housing with care units before 2026
- ‘One Council Approach’ – alignment of priorities internally and in line with CCG and the Better Care Fund

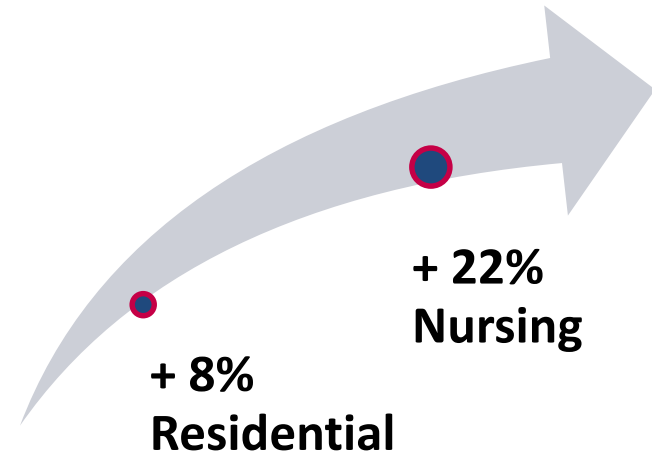
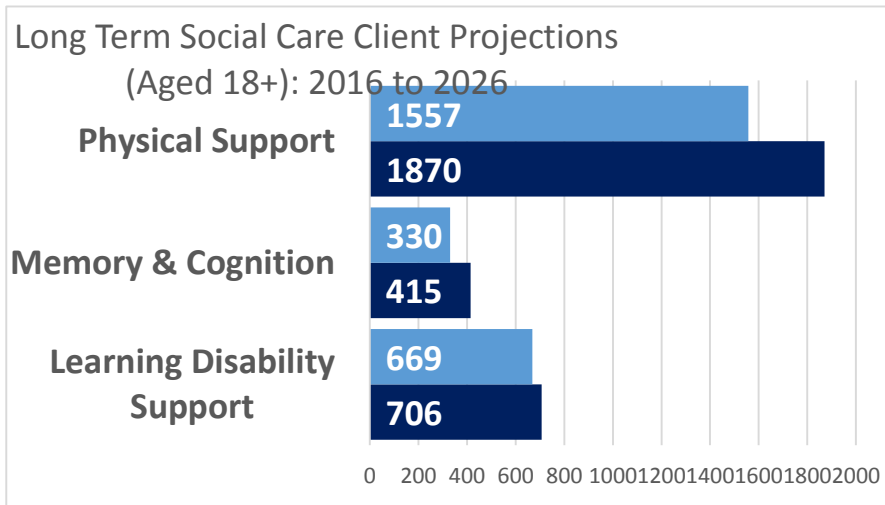
Southampton City Council
Adult Social Care and Support Planning Policy



Reviewing local need

Growing demand for care and support which, if unmanaged, will lead to significant increase in residential and nursing placements

Increased health complexity and comorbidity, including aging population with more long term conditions



Development of 450-500 units required to meet ASC need (not including private clients) and manage the trend

The re-shaping of the bed-based market to produce significant savings against the cost of adult social care (circa £2.8m pa)

How does Housing with Care help?

- Purpose-built environment to support independent living in the community setting, acting as a direct alternative to residential care
- Better outcomes for residents – it combats isolation without compromising on independence
- Occupancy rights to residents
- Designed for people with additional needs, mostly older people and people with disabilities (frailty, dementia, LD etc.)
- Able to provide urgent, unplanned or emergency care
- Mixed community of needs – Keeping people safer for longer
- Delivery models are successfully aligned to support health agenda

The benefits of Housing with Care

- Slower deterioration in functional ability when compared with people living in traditional care homes, and in particular, a lower incidence of falls
 - Flexibility as care needs change
- Less usage of health services, including fewer nursing consultations and hospital inpatient stays
- Good quality of life and social wellbeing, including reduced social isolation and loneliness – Activities, in-reach and outreach
- Stress on independence and community engagement, fully adapted environment – Purpose built, 24-hour care provision, joint working
- More appropriate assessment of need in all cases
- Allows for more efficient and cost-effective care delivery both from the provider and the LA point of view
- Reduced pressures to informal carers

Maximizing the benefits – delivery

- Re-balancing utilisation of residential, nursing, and Housing with Care by:
 - A move towards a system wide program, supporting allocations based on the care need
 - Reviewed assessment and lettings process to reduce the void turnover rates and increase occupancy
 - Raising awareness of housing with care among professionals
 - Improving staff team expertise and capacity to support complex needs
 - Moving away from age-restricted provision and re-focusing on clients' needs
- Tackling system-wide challenges (e.g. Delayed Transfers from hospital, Dementia, Bariatric care)

Place in the Community

- Community 'hubs' with open-access areas
- Facilities providing affordable meals
- Joint-working with local services (surgeries, opticians, community nursing, ambulance crews)
- Role of Activity Coordinators and need to create social wellbeing



Challenge to SCC: Is this creative enough? How to improve on the footfall, incorporate inter-generational agendas, increase self-sufficiency and culture? Ideal link to anti-deprivation agendas?

Our development strategy so far

- Housing- led developments on council-owned land
 - Replacement of under-used or poor quality housing and facilities
 - Mixed use of RTB receipts and HRA funds to fund the developments
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- Dementia-friendly design and HAPPI aspects
 - Stress on attractive environment for residents – interior designers included from start of design project



Further Opportunities

- Working across departments and organisations to ensure prompt scheme delivery, including:
 - Capital Assets team considering finance and capital models, including working with external partners and utilising s.106 commitments
 - Estate Regeneration team to ensure new Regeneration programme includes a large extra care development in the future
 - NHS England Property Services and Southampton City Clinical Commissioning Group working jointly to re-develop decant site in prime location
- Consideration given to joint ventures with private investment, and mix of tenures
- Identification and assessment of land opportunities that could be appropriate for new developments

Financial Implications

- Investment implications:
 - High costs of facilities versus rental income and running costs
 - Difficulties with borrowing in the sector – as too specialist and high risk – reducing opportunities for partnership
 - Changing rent regime and policy impacting on developments
- Impact on HRA:
 - Understanding of the real costs of the provision difficult
 - Need to review rent and service charges to meet the costs
 - Ensure affordability for residents
- Significant savings within ASC budgets
 - £272K full-year effect savings for one scheme out of five

Intelligence and Improvement

Aim – to continually appraise the relevance of developments, ensure sustainability and improve on customer experience:

- Providing a better distribution of sites across the city
- Improved design and efficiency based on learning from past developments
- Energy schemes
- Realistic appraisal of costs (including rent and service charges)

- Investigating broader health care economy benefits Housing with Care can deliver for clients of all ages
- Quantifying the benefits beyond ASC budgets – SROI and community benefits?

Role of the sector in promoting the model?

Fit for Future?



- Place in people's minds – social aspiration or 'last resort'?
- Platform for vibrant communities – meeting place and heart of communities?
- Self-funders - broader housing market considerations
- Concept check:
 - Independent Living – 'bricks and mortar' or concept for meeting support and social needs
 - Part of Town Planning agenda - Inclusive city spaces or specialist provision?
- Test of time – will you want to live there?



Thank you

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