

## HOUSING AND ACCOMMODATION STRATEGY FOR ALL ADULTS

### Report of the Associate Director of Commissioning (Care and Health)

#### 1. Recommendation

- 1.1 To formally adopt the Housing and Accommodation Strategy, *Healthy Lives, Vibrant Communities, Housing Choices 2020 to 2025* and agree the proposed next steps.
- 1.2 The draft strategy is enclosed at Appendix A, with an Easy Read version of both this report and the strategy at Appendix B.

#### 2. Background

- 2.1 We are committed to promoting the independence of all adults across Devon. A key part of delivering this work is increasing the range of housing and accommodation for people who receive or may receive health and care support over the course of their lives to sustain and/or maximise their capacity for independent living.
- 2.2 A draft joint health and care strategy has been jointly developed by Devon County Council and Devon's Clinical Commissioning Group, in consultation with a range of partners, including the District Councils, people and their families/carers.
- 2.3 It sets out how we will work in partnership to increase the range of housing and accommodation so that more people can live in their own homes and make informed and planned choices about where they live throughout their lives.
- 2.4 The strategy is for all adults, including adults of working age with mental health needs and/or disabilities, young people with health and care needs who are approaching adulthood, and older people with increasing frailties. It is for the Devon County Council footprint only and does not cover the wider STP (specifically Torbay and Plymouth) given the differing housing responsibilities in these areas.
- 2.5 The strategy includes all the types of homes that people might live in, temporarily or permanently during their lives; with mainstream housing at one end of a spectrum of intensity of support, housing with some levels of care and support in the middle and residential/nursing care at the highest end. It will be supported by detailed action plans setting out the work at locality level to achieve our strategic intent.

#### 3. Overview of the strategy

- 3.1 A home is a critical foundation in all our lives, physically and psychologically, and is our primary location of care and support. Good quality housing and accommodation in the right place contributes to health and wellbeing and cohesive communities. It opens up opportunities for people to live the independent life that is right for them.
- 3.2 Across Devon, accessible housing and accommodation options that support people with a range of needs to live in the community are limited. People tell us that they want more options to be available in communities to help them to live with and/or be supported by their family and friends in their own homes. They want information to help them and their families/carers to plan for the future.
- 3.3 This strategy sets out our vision for giving people a true choice in where they live; so that more people live in their own homes and make informed and planned choices about where they live throughout their lives. People's views have informed the

strategy and we will continue to listen to residents and actively involve them in planning, shaping and reviewing support.

- 3.4 People’s care and support needs change over time and so might the housing and accommodation that they choose to support them to live as independently as possible. We will increase the range of good quality homes across Devon and make it easier for people to move between different housing options to develop their independence. We will shift away from traditional residential care models.
- 3.5 Our housing pathway will inform local plans, offer real choice for people and ensure that moves are planned and appropriate. No person will move straight from their home on a long-term basis at a point of crisis or when discharged from hospital. We will promote the use of Technology Enabled Care and Support (TECS) and encourage appropriate infrastructure to promote self-care.
- 3.6 To achieve the ambitions within the strategy we will need to develop effective partnerships with District Councils, the wider health and care system, voluntary, community and independent sector, housing and care providers and people in local communities. The strategy aligns with national and local approaches within the Devon health and care system and will inform planning in District Councils.
- 3.7 The strategy sets out priority areas of focus to increase the range of housing and accommodation within the community. The priority areas are set out in the table below and described in more detail within the strategy, supported by an action plan.

<b>1</b>	<b>Build joint understanding of market towns and localities to inform development and increase opportunities for independent living.</b>
<b>2</b>	<b>Increase the supply of accessible homes through new developments or adaptations to existing homes.</b>
<b>3</b>	<b>Develop the housing market so that housing with support settings are more flexible, support a wider range of needs and a fair price of care.</b>
<b>4</b>	<b>Develop residential and nursing homes for people with only the most complex health and care needs and frailties.</b>
<b>5</b>	<b>Support recruitment and retention of the workforce through access to housing.</b>

- 3.8 The strategy also sets out how we will measure the impact of our approach. It will be regularly reviewed and informed by future developments.

**4. Working in partnership with the District Councils to deliver the strategy**

- 4.1 A draft strategy was shared with the Adult Care and Health Scrutiny Committee on 23<sup>rd</sup> January. At this meeting it was resolved that *the development of a strategy be supported and that the Cabinet be asked for the Service to develop a Memorandum of Understanding with District Councils as appropriate to indicate a shared commitment and to engage with all Members to drive the strategy forward.*
- 4.2 To achieve the ambitions within this strategy we will need to work in partnerships with District Councils to inform local planning decisions. Throughout the development of the strategy we have had (and continue to have) positive discussions with housing and planning leads in each of the District Councils. They are supportive of the strategic ambitions and we are working together to develop and deliver practical actions in each area. This includes sharing information and data to inform District housing strategies and plans.

4.3 We have sought advice on the proposal from the Scrutiny Committee to develop a Memorandum of Understanding and how we get the best out of discussions with each of the District Councils. Whilst we understand the sentiment behind the proposal, our view is that we are currently developing good partnership working arrangements with the Districts and such an agreement is not necessary at this stage. We will keep this under review and, once a clearer picture has emerged of how partnership working will be implemented, it may be that a Memorandum of Understanding could be established at that time. We will also discuss this proposal at the Health and Wellbeing Board in April.

## **5. Next steps**

5.1 A detailed joint action plan is being developed to sit underneath this strategy, taking into account existing and new activity. This is being informed by discussions with each of the Districts to agree the practical actions for each area. The strategy will be shared with the Health and Wellbeing Board (to coincide with an update from the Chair of the Learning Disability Partnership Board) in April 2020.

5.2 Governance arrangements are also being refreshed to ensure that there is sufficient oversight of delivery of the housing and accommodation pathway and pipeline. It is important that the work taking place in each sector is supporting delivery of the wider strategic aims of this strategy.

## **6. Consultations/Representations/Technical Data**

People's views have informed this strategy and we will continue to listen to residents and actively involve them in planning, shaping and reviewing support. The strategic approach has been informed by and shared with a range of partners, including the District Councils, health partners, people and their families/carers.

## **7. Financial Considerations**

The proposals within this strategy will support delivery of the adult care and health budget in 2020/21 and beyond.

## **8. Sustainability Considerations**

We want people to lead meaningful lives within their communities. There are clear social and economic benefits in supporting all adults to live as independently as possible.

## **9. Carbon Impact Considerations**

The impact on carbon emissions will be neutral.

## **10. Equality Considerations**

It is intended that this approach will promote the equality of opportunity for people in Devon. We want people with health and care needs to have the same opportunities as everyone else and to lead meaningful lives in their communities. An equalities impact assessment of the joint strategy has been published.

## **11. Legal Considerations**

There are no specific legal considerations in our approach.

## **12. Risk Management Considerations**

No risks have been identified.

**13. Public Health Impact**

Public Health are taking forward actions developed across the wider Council to support people to live as independently as possible within their communities and to reduce health inequalities. This strategy aligns with *Healthy and Happy Communities*, Devon's Joint Health and Wellbeing Strategy 2020 to 2025.

Tim Golby  
Associate Director of Commissioning (Care and Health)

**Electoral Divisions:** All

Cabinet Member for Adult Social Care and Health Services: Councillor Andrew Leadbetter  
Chief Officer for Adult Care and Health: Jennie Stephens

**LOCAL GOVERNMENT ACT 1972: LIST OF BACKGROUND PAPERS**

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Background Paper                      Date                      File Reference

*Nil*