

## HOUSING AND ACCOMMODATION STRATEGY FOR ALL ADULTS

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

### 1. Purpose

1.1 On March 11<sup>th</sup> 2020, DCC Cabinet formally adopted the Housing and Accommodation Strategy, Healthy Lives, Vibrant Communities, Housing Choices 2020 to 2025. The purpose of this report is for the Health and Wellbeing Board to discuss the strategy and consider next steps for taking it forward.

1.2 The strategy is enclosed at Appendix A, along with an Easy Read version 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 The joint health and care strategy was 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.

2.6 Work to deliver this strategy has been paused over the last 12 months and resource redirected to support the Covid19 pandemic. Work is currently underway to set out detailed action plans for the work at locality level to achieve our strategic intent, building on what we have learnt during the pandemic.

### 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.

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| 1 | Build joint understanding of market towns and localities to inform development and increase opportunities for independent living.            |
| 2 | Increase the supply of accessible homes through new developments or adaptations to existing homes.   |
| 3 | 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. |
| 4 | Develop residential and nursing homes for people with only the most complex health and care needs and frailties.                             |
| 5 | Support recruitment and retention of the workforce through access to housing.  |

- 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. Work in partnership with District Councils to understand impact of pandemic and inform plans
  - 4.1 To achieve the ambitions within this strategy we will work in partnership with District Councils to inform local planning decisions. Throughout the development of the strategy we 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.

4.2 Our joint plans will also take account of the local impacts of and learning from the pandemic. We are listening to what people tell us is important to them going forward. This includes the impact of lockdown, shielding and reduced social contact on people, particularly in terms of increasing demand for support and escalation of need. We are working with District Councils, providers and the voluntary and community sector to harness the community capacity so evident during the pandemic and the innovative ways people were supported. This includes developing more housing and accommodation that enables people to be part of the community.

5. Next steps

5.1 We are currently refreshing our joint workplans to take account of the impact of Covid19 on the way people want to be supported going forward and on providers of care and support. Whilst the strategic direction of travel remains the same, we are working with partners to prioritise the key areas of focus over the next 12 months to realistically achieve change. This is being informed by discussions with each of the Districts to agree the practical actions for each area.

5.2 Alongside this, a STP Housing Officer has been appointed to work across Devon, Plymouth and Torbay to develop housing solutions for people with complex needs. The work will build on the recent work of the Transforming Care Partnership to develop community-based providers of care and support for people with complex needs. The workplan for this post is being defined and will support delivery of this strategy.

5.3 Governance arrangements are also being refreshed to ensure that there is sufficient oversight of delivery of the whole 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 for people.

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 2021/22 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  
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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