



# PAPER E

Purpose: For Decision

## Committee report

Committee	<b>CABINET</b>
Date	<b>13 JULY 2017</b>
Title	<b>INDEPENDENT ISLAND LIVING</b>
Report to	<b>BOTH THE CABINET MEMBER FOR ADULT SOCIAL CARE AND PUBLIC HEALTH AND THE CABINET MEMBER FOR PLANNING AND HOUSING</b>

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### EXECUTIVE SUMMARY

1. This report seeks the approval of an Extra Care Strategy and accompanying Market Position Statement. The strategy, titled Independent Island Living (IIL) provides support specifically aimed at providing housing, with care and support, to older people; offering security of tenure, a well-designed property, equipped with assistive technology and telecare systems, and the ability for individuals to access on-site care and support around the clock.
2. As well as delivering better outcomes for individuals extra care housing can provide significant savings to the Adult Social Care (ASC) budget, reducing the spend on residential care.

### BACKGROUND

3. Independent Living housing is housing where care and support are provided with a view to enabling the person receiving the support to live as independently in the local community and provides an important alternative for both those living in residential care and in their own homes, whether rented or owned, who rely on care and support. It has multiple benefits including better outcomes for individuals, significant on-going annual savings in adult social care costs (compared to residential care) and the release of larger family housing back into the housing market as older people make more proactive decisions about their accommodation requirements.
4. There are higher numbers of people living in residential care and nursing homes on the Isle of Wight compared to peer Local Authorities in the UK. The Isle of Wight Council permanently admitted 21.2% more people aged 65 and over into residential and nursing care compared to its comparator group and 11.3% more than the national average.

5. There is not presently enough suitable accommodation to meet current and future projected demand. Given the benefits of independent living housing, the extra care strategy aims to address this shortfall on the Island.
6. The strategy identifies the need to deliver:
  - 1,287 units by 2030;
  - 143 units per year starting in 2019/20 for nine years;

and aims to provide housing for those who are:

- aged 65+
- Those with physical and mental health disabilities aged 55+
- Those with learning disabilities aged 45+.

In addition, through the accompanying market position statement the council has identified the following approach to support developing the extra care market on the Island:

- a tenure split of 40 per cent affordable rent, 30 per cent shared ownership and 30 per cent ownership;
- developments to provide for a balance of provision for people with low, medium and high care needs;
- developments built to Lifetime Home and/or HAPPI (Housing our Ageing Population: Panel for Innovation) standards and incorporating good design that maximises the use of assistive technology and telecare systems;
- developments that have on site facilities such as social space and hot meals service;
- developments with good access to transport and local amenities.

## STRATEGIC CONTEXT

7. The Independent Island Living Programme will contribute to Corporate Plan 2015-17 objectives, including:
  - supporting growth in the economy, making the Island a better place and keeping it safe;
  - protecting the most vulnerable with health and social care, investing in support, prevention and continuing care;
  - ensuring that all the resources available to the Island are used in the most effective way in achieving the island's priorities.
8. It complements the recent ASC strategy Care Close to Home which aims to "help people to maintain or improve their wellbeing and to live as independently as possible".

## CONSULTATION

9. The strategy has been developed in consultation with services from across the council, individuals, their families and carers and user groups (e.g. Older Voices and People Matters), some of whom currently use services provided by ASC and developers and providers with experience in delivering extra care. This provided a clear understanding of the aspirations, barriers and solutions to housing for older people which has been used to develop the strategy.

## FINANCIAL / BUDGET IMPLICATIONS

10. There are no direct cost implications for approval of the strategy itself, as all costs associated with its development and publication are within baseline budgets.
11. An outline business case has been developed that supports the feasibility of this strategy. It has been modelled on the basis of models for delivery and cost of placement in residential care and demonstrates that it is likely that some level of public subsidy may be required to deliver tenures of ownership.
12. The feasibility demonstrates that with an investment of £23million over nine years, there is the potential for annual savings (net) per person of £5,285 when compared to cost of residential placements, with the potential for savings in the region of £3.351m (net) per annum at the end of the nine years moving to £4.4m (net) per annum once borrowing has been repaid.
13. Through budget setting and capital programme setting the council will be able to consider investment in the development of the extra care market on the Island on a scheme by scheme basis. In addition it is possible to consider in-year capital support for individual schemes through the council's usual financial processes.

## CARBON EMISSIONS

14. The Regeneration Programme is considering how council owned assets could be used to deliver extra care housing. Decisions on the use of assets will be subject to further reports in due course.

## LEGAL IMPLICATIONS

15. There is no requirement on the council to publish an extra care strategy. Having a clear strategy for supporting all types and tenures of housing is important for the council and this strategy starts to set out the council's approach to wider housing issues. To support ASC service delivery further work will be needed such as the development of policy approaches to nominations and voids.

## EQUALITY AND DIVERSITY

16. The council has statutory obligations under the Equality Act 2010 to have due regard to eliminate unlawful discrimination, promote equal opportunities between people from different groups and to foster good relations between people who share

a protected characteristic and those who do not. The protected characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

17. The equality impact assessment identified the strategy will positively impact on older people and older people with disabilities. Housing opportunities will be created for younger people and younger people with disabilities as eligible groups of older individuals leave existing housing to move into Independent Island Living. There were no negative impacts.

## OPTIONS

18. The following options have been identified:
19. Option 1 – to approve the Independent Island Living Strategy as currently drafted.
20. Option 2 – to approve the Independent Island Living Strategy with amendments arising from cabinet discussion; the final wording to be delegated to cabinet members with responsibilities for Adult Social Care and Housing in consultation with the Head of Place and Director of Adult Social Care.
21. Option 3 – not to approve the Independent Island Living Strategy.

## RISK MANAGEMENT

22. The provision of extra care accommodation is recognised nationally as a key element of wider housing provision for communities, with strong links to reducing cost to ASC through providing an alternative to residential care. The strategy will provide a clear vision for the council to work towards and use to support investment on the Island.
23. In the absence of a strategy the council would be at risk of taking an uninformed and ad hoc approach to assessing the benefits of extra care housing on the Island. Nor would it have in place a clear statement of intent for developers and providers who may be interested in investing on the Island.
24. The outline business case that will be considered by Full Council will provide a further opportunity to discuss specific risk associated with delivery of extra care housing on the Island.

## EVALUATION

25. Options 1 and 2 will enable the council to take a positive approach to supporting the provision of extra care on the Island. This will provide greater choice to people to remain independent and alternative to residential care, as well as providing benefits for ASC.
26. Options 1 and 2 also provide clear guidance to developers and providers who may wish to invest on the Island and links clearly with the council's Regeneration Programme.

27. Option 3 would not bring any change to the existing situation. Nor would it provide any clear guidance for investment opportunities on the Island.

### RECOMMENDATION

28. Option 2 – to approve the Independent Island Living Strategy with amendments arising from cabinet discussion; the final wording to be delegated to cabinet members with responsibilities for Adult Social Care and Housing in consultation with the Head of Place and Director of Adult Social Care.

### APPENDICES ATTACHED

29. The following documents are appendices to this report:

- [Appendix 1](#)- Extra Care Housing Strategy.
- [Appendix 2](#) - Market Position Statement.

### BACKGROUND PAPERS

30. The following document are background papers:

- Extra Care Housing Strategy Background Evidence.  
<https://www.iwight.com/azservices/documents/2782-Extra-Care-Housing-Strategy-Background-Evidence-Document.pdf>
- [Equality Impact Statement](#).

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