



Cabinet Report

Purpose: For Decision

Date **11 JANUARY 2024**

Title **INDEPENDENT ISLAND LIVING STRATEGY 2023 – 2028**

Report of **CABINET MEMBER FOR ADULT SOCIAL CARE AND PUBLIC HEALTH**

1. Executive Summary

- 1.1. This report seeks cabinet approval of the reviewed Isle of Wight Independent Island Living Strategy. The Isle of Wight Independent Island Living Strategy is provided as Appendix 1 of this report.
- 1.2. The strategy has been informed by what our residents told us during a wide scale consultation with the public, ASC professionals, current residents of the Island’s independent living communities and developers.

2. Recommendation

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| 2.1 | That Cabinet adopts the Isle of Wight Independent Island Living Strategy attached at Appendix 1. |
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3. Background

- 3.1. One of the key activities from the Corporate Plan 2021 – 2025 is the review of the Isle of Wight Independent Island Living Strategy. The current strategy is out of date as it was produced in 2017.
- 3.2. Independent island living is the name used for extra care housing. The name reflects our Island status, how extra care housing helps older people to retain their independence for longer and the fact that this type of housing is offering older people the ability to maximise opportunities to help them to live their life the way they want to. Therefore, the terms “independent island living” and “extra care housing” are used interchangeably.
- 3.3. Extra care housing can be for people of all ages with a range of care and support needs. Extra care housing often tends towards accommodating older people and for some, it can be a real alternative to needing to move to a residential care

home. Extra care housing can enable older people to retain their independence for longer and can offer older people living on the Island the ability to maximise their independence as well as providing opportunities to help Island residents live their life the way they want to. Extra care housing can help meet the challenges of the future, supporting people to retain or regain skills and confidence, and preventing their needs increasing or delaying their need for intensive support wherever possible.

- 3.4. The term ‘extra care housing’ is sometimes known as ‘assisted living’ or ‘retirement living’. Typically, it consists of purpose-built or adapted, accessible buildings designed to promote independent living and to support people to remain at home as they get older and require more support in their “home for life”.
- 3.5. Extra care housing is accommodation that is age and/or disability-friendly in design and décor and features the availability of care and support on site around the clock, usually provided by an onsite care service which is registered with the Care Quality Commission. The facilities at extra care schemes generally comprise of:
- Fully self-contained properties where occupants have their own front doors, these might be rented, leased, or bought. This gives people security of tenure and the right to control who enters their home.
 - Assistive technology designed to promote the independence and assist the people who live there. This could include call-buttons, telecare, community alarms, fall detectors, smart technologies, etc.
 - Safety and security are built into the design including fob or person-controlled entry.
 - Access to onsite care and support services 24 hours a day.
 - A restaurant or dining room where people may choose to have their meals.
 - A range of communal or shared facilities are available enabling group or community social activities. These could be open to the public too.
 - Extra care housing often includes leisure facilities like gym, hair salon, etc. There are often guest flats or bedrooms, where visiting family or friends can stay.
- 3.6. The Island’s demography indicates an increasing aging population indicating that demand for extra care housing will continue to rise. According to the last census, compared to the rest of England, the Island has an older population structure with more than half of the population being above 50 years old. People, aged 50 years and over, make up 51.9% of the Island’s population, compared to 37.8% nationally. Older people, aged 65 years and over, make up 29.2% of the population compared to 18.4% nationally. People aged 75 years and over, make up 13.8% of the Island population, compared to 8.6% nationally. Further to that, 3.8% of the population is over 85 years old, compared to 2.4% in England. Future projections suggest that by 2030 almost 34.5% of the Island’s population will be aged 65 or older, 17.3% aged 75 or older and 4.9% aged 85 or older.

4. Corporate Priorities and Strategic Context

Provision of affordable housing for Island Residents

- 4.1. The strategy establishes the current and future demand for extra care housing using figures for the local population and the Housing Learning and Improvement Network’s established formula for calculating extra care housing demand, adjusted

for local factors. The strategy establishes the shortfall of extra care housing from 2023 till 2038.

In 2023 the demand for extra care housing exceeds the supply by 362 units. The projected increase in the Island's older population, indicates that the current shortfall of extra care housing will increase by adding 12 units on average for every future year. This equates to a shortfall of extra care housing of 408 units in 2028, 461 units in 2033 and 526 units in 2038.

The projected shortfall of 526 units in 2038 would mean an average of just over 35 units per year across the 15 years review period would need to be delivered to meet the identified demand.

Responding to climate change and enhancing the biosphere



Socio-economic Outer Ring	Scores
No Poverty	3
Zero Hunger	3
Good health and wellbeing	5
Quality Education	3
Gender Equality	3
Clean Water and Sanitation	3
Affordable and clean energy	3
Decent work and economic growth	5
Industry, Innovation and Infrastructure	3
Reduced inequalities	5
Sustainable cities and communities	5
Responsible consumption and production	3
Climate Action	5
Life below water	3
Life on land	3
Peace, justice and strong institutions	3
Partnerships for the Goals	3

Environment Inner Ring	Scores
Transport	5
Energy	3
Housing	5
Environment	3
Offset	3
Adaptation	5

4.2. Outer Wheel Socio-Economic Impact Areas

- The strategy is unlikely to have impact on the areas of No Poverty; Zero Hunger; Quality education; Gender equality; Clean water and sanitation; Affordable and clean energy; Industry, innovation, and infrastructure; Responsible consumption and production; Life below water; Life on land; Peace, justice and strong institutions and Partnerships for the goals.
- Good health and wellbeing – Score: 5. Extra care housing will better meet the housing and care & support needs of some of the elderly Island residents.
- Decent work and economic growth – Score: 5. Building extra care housing sites will provide work for local people and will increase the economic growth in the area.
- Reduced inequalities - Score: 5. Extra care housing will promote equal opportunities and promote social inclusion for elderly residents.
- Sustainable cities and communities – Score: 5. Extra care housing will enhance the inclusivity, accessibility of sustainability of communities.
- Climate Action – Score: 5. New extra care housing will improve community resilience and adaptation as the buildings will be more energy efficient, more sustainable, and more adapted to mitigate the effects of the changing climate.

4.3. Inner Wheel Environmental Impact Areas

- The strategy is unlikely to have impact on the areas of Energy; Environment and Offset.
- Transport – Score: 5. Extra care housing will decrease the number of journeys as services like hairdressing or catering will be available on site rather than requiring individuals to travel to them.
- Housing – Score: 5. New extra care housing will be more energy efficient and more sustainable.
- Adaptation – Score: 5. New extra care housing will be more adapted to mitigate the effects of the changing climate with more efficient cooling systems, insulation, etc.

Economic Recovery and Reducing Poverty

- 4.4. It is not anticipated that the new strategy would have a direct impact on reducing the number of residents living in poverty.
- 4.5. It is expected that building more extra care housing will provide work for local people, potential skills development and will increase the economic growth in the area. This could also be an opportunity for investment.

Impact on Young People and Future Generations

- 4.6. It is expected that building more extra care housing will have positive future impact on the housing available for young people and future generations because elderly residents moving to extra care housing will lead to more homes becoming available on the market. Building more extra care housing will also have positive impact on the availability of employment for young people and future generations.

Corporate Aims

- 4.7. In line with Corporate Plan 2021 - 2025, the Independent Island Living Strategy supports the council aspiration number 18 - "Promote the building of affordable supported social retirement housing to ensure residents maintain their independence for as long as possible." Key activity of this aspiration is to undertake a review of the Isle of Wight Independent Island Living Strategy.
- 4.8. In line with Care Close to Home Strategy 2022 – 25, the Independent Island Living Strategy supports the 1st key to success – "We will ensure that we commission the right models of housing, really listening to what local people tell us that they need and including extra care, supported living and shared lives."
- 4.9. In line with Isle of Wight Housing Strategy 2020 – 2025, the Independent Island Living Strategy supports strategic priority 5 - "Special housing needs and vulnerable people: Ensuring that specialist accommodation is available for vulnerable people including primarily extra care housing for older people, and those with special housing needs including young people and people with disabilities, to enable everyone living on the Island to have a place they call home and can live with independence."
- 4.10. In line with Draft Island Planning Strategy 2021, the Independent Island Living Strategy supports section 8 – "Sustainable, strong, and healthy communities". In particular strategic policy C 5 - "Facilitating Independent Living."

5. Consultation and Engagement

- 5.1. In the summer of 2023, we launched an extra care housing survey targeting all island residents aged 50 and over. This survey was promoted by a media campaign and was available online and on paper in all Island libraries and by request. Age UK IW sent 300 surveys to their customers. A high number of residents (more than 330) responded to the survey; the key messages are summarised below:
 - 33% of those who responded hadn't been aware of what extra care housing was before the consultation launched.

- 13% of those who responded were currently considering moving out of their current home, 5% were planning to move out within the next 2 years, 6% within the next 3 to 5 years, 18% after 5 or more years, 6% have not given exact time and 52% of the respondents were not considering moving out at all.
- More than half of those who responded (51%) said that they would consider moving to extra care housing, 34% said that they are not sure and 16% said that they will not consider it at all.
- 51% of those who responded said that one of the options they would consider is owning the property outright, 17% would consider shared ownership and 32% would consider renting.

The top 5 answers to the question “What would you find most appealing about the idea of moving to extra care housing?” were:

- The opportunity to stay within the extra care housing development if my care needs change or increase.
- A property that is easy to maintain.
- Access to support or care on site.
- Having the option to rent or buy.
- Company of others / making friends.

The top 5 answers to the question “What are the barriers or things you find less appealing about the prospect of moving to extra care housing?” were:

- The upheaval of moving.
- The expense of moving.
- I would not want to leave my current home.
- The cost of accommodation concerns me.
- I am reluctant to start paying service charges.

5.2. Since the previous Independent Island Living Strategy was developed, we have seen the development of the following extra care housing provisions - Ryde Village in Ryde and Green Meadows in Freshwater. In May 2023 we held workshops with residents living in both sites. In total more than 40 residents attended the workshops and shared what they particularly value about where they live:

- The community feel.
- The access to activities on site.
- Being able bring their cat or dog.
- Family or friends could visit and stay in the guest suites.
- The knowledge that this can be their forever home.

During the workshops it was highlighted that any new extra care housing developments should give due consideration to:

- Their location including transport links.
- Access to site.
- External design and parking spaces (including disabled parking).
- Internal design and accessibility ensuring that developments are both disability and dementia friendly.
- The number of communal facilities including laundry services and recreational spaces.
- Being able to provide potential tenants or buyers with a good understanding of the services on offer.

5.3. We surveyed the Council's adult social care professionals who have been supporting people who moved to Ryde Village and Green Meadows and understand some of the challenges people face living in homes that cannot be adapted as their needs change. Below are the key benefits of extra care housing identified by the 19 professionals who responded:

- Access to 24/7 support or care on site.
- Better accommodation.
- Provides a real alternative to residential care.
- Company of others, making friends.
- Better social activities.
- Sense of community.

Adult social care professionals rate the overall impact which moving to Ryde Village / Green Meadows had on the service users as:

- Excellent or very good – 58%.
- Good – 26%.
- Moderate – Moderate 11%.
- Poor – 5%.

5.4. We met and/or surveyed 8 developers of extra care housing who have all considered developing or have developed extra care housing on the Island to better understand what the driving factors and barriers for developers are.

The top 3 answers to the question "What are / have been the key barriers to developing extra care housing on the Isle of Wight?" were:

- Capital viability (including build costs).
- Land availability.
- Reduced number of contractors either working on the Island or prepared to travel and operate from there.

Other key barriers identified by developers included:

- Awareness and consistent understanding of the definition of extra care housing / independent living.
- Revenue viability.
- Resourcing build, scheme management or care service.
- The lack of strategic direction regarding extra care housing.
- Relationships with key partners.
- Timescales.

The top 3 answers to the question "What will encourage the development of extra care housing on the Isle of Wight?" were:

- Funding, including grant funding, private sector funding, public subsidies, or lower borrowing costs.
- Improved planning certainty and speed.
- Nominations agreements with voids cover.

Other key enablers identified by developers included:

- Requirement that any site over a certain size must include extra care housing.
- Improved confidence in the customer demand and supply.
- Careful management of development risks.

6. Financial / Budget Implications

- 6.1. This strategy will have no direct financial budget implications.

7. Legal Implications

- 7.1. The Isle of Wight Council has duties under the Care Act 2014 to proactively assess the needs of adults with needs for care and support in the area and meet those needs where certain eligibility criteria are met. The Independent Island Living Strategy is designed to assist in the discharge of those duties.

8. Equality And Diversity

- 8.1. An Equality Impact Assessment has been completed to assess how this strategy will impact on any persons with a protected characteristic. A copy of the EIA is provided as Appendix 2.
- 8.2. In summary, there will be no negative impact on the protected characteristics - age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

9. Property Implications

- 9.1. This strategy will have no property implications as it will not affect any Isle of Wight Council properties.

10. Options

- 10.1. Option 1
That Cabinet adopts the Isle of Wight Independent Island Living Strategy attached at appendix 1.
- 10.2. Option 2
To not approve the proposed draft of the Independent Island Living Strategy that is subject to this report and abandon the proposal.

11. Risk Management

- 11.1. Option 1

Ineffective strategy implementation. This will be minimised through setting up a steering group which will develop and monitor an action plan for the implementation of the strategy.

- 11.2. Option 2

Using outdated Independent Island Living Strategy which doesn't take into account recent developments and the extensive consultation undertaken as part of developing the new Independent Island Living Strategy.

Reputational risk from not using consultation and engagement feedback received as part of the development of the new strategy.

The outdated demand figures for extra care housing from the old strategy are not calculated in accordance with the industry established and recognised formula. This could lead to unrealistic perception for the demand for extra care housing and setting unrealistic target figures, which could lead to the development of too much extra care housing instead of other types of housing.

12. Evaluation

12.1. Option 1

To progress with the adoption of the proposed draft of the Independent Island Living Strategy. This will enable the council to replace the previous and outdated document with a current strategy which considers the recent developments in the field of extra care housing. The updated strategy also provides more accurate figures for the demand for new extra care units of the Island.

Approving the new strategy will take into account the views expressed by Island residents, residents of extra care housing, ASC professionals and developers, regarding the future of extra care housing on the Island. Approving the new strategy will also help raise the public profile and increase the awareness, visibility and understanding of extra care housing.

Approving the strategy will enable the Council to be better informed of and therefore better equipped to meet the extra care housing needs of the Island.

12.2. Option 2

Cabinet does not approve the proposed Independent Island Living Strategy. This will result in using outdated strategy and unrealistic numbers for the demand of extra care housing when making future decisions. This option would not enable the development of more extra care housing on the Island to meet the current and future needs of the Isle of Wight.

13. Appendices Attached

13.1. Appendix 1 – Independent Island Living Strategy 2023 – 2028

13.2. Appendix 2 – Equality Impact Assessment

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