

CHESHIRE EAST COUNCIL

CABINET

Date of Meeting:	4 th March 2013
Report of:	Strategic Director Children, Families and Adults Interim Strategic Director Places and Organisational Capacity
Subject/Title	Cheshire East Supported Housing Strategy
Portfolio Holders:	Councillor Janet Clowes, Porfolio Holder for Health and Adult Social Care Services Councillor Jamie Macrae, Portfolio Holder for Prosperity & Economic Regeneration Councillor David Brown, Portfolio Holder for Strategic Communities

1.0 Report Summary

- 1.1 Work is underway to prepare a Supported Housing Strategy for the Authority and to develop within the Local Plan appropriate Policy Principles to support the future development of accommodation with care as part of the residential mix in Cheshire East. The Directorate is reviewing sites that might be suitable for development of appropriate accommodation in areas identified as priorities (sites in Crewe and Poynton have recently been identified).
- 1.2 We have commissioned consultancy support to develop our Strategy which is clearly identifying the need to stimulate accommodation with care options across the Borough. The work suggests that at this stage we should be retaining land for the authority to allow such accommodation with care developments to be progressed. However, other opportunities to negotiate supported housing development through Section 106 Agreements can be considered immediately, where appropriate and related to the identified needs within any given community. In the future the Community Infrastructure Levy will provide similar opportunities. The final Supported Housing Strategy will be presented to Cabinet for adoption in April.

2.0 Decision Requested

- 2.1 That Cabinet note the draft Supported Housing Strategy and the preliminary findings;
- 2.2 That Cabinet note the links to the Policy Principles within the Local Plan and the opportunity to ensure a strategic link between the Plan and the Supported Housing Strategy;
- 2.3 That Cabinet support negotiations through Section 106 Agreements, where deemed appropriate because of local need, to develop some showcase

supported housing unit developments (and in the future to pursue these opportunities through the Community Infrastructure Levy).

3.0 Reasons for Recommendations

- 3.1 To move the Council towards having in place a Supported Housing Strategy that will ensure the appropriate accommodation for vulnerable residents in Cheshire east.
- 3.2 To ensure that Council retains appropriate land for developments to meet the needs of the Supported Housing Strategy, and the vulnerable people the Strategy is designed to support.
- 3.3 This will also allow for the development of options for vulnerable people where currently a move to residential or nursing care becomes the default option when their own accommodation is no longer suitable.

4.0 Wards Affected

- 4.1 All

5.0 Local Ward Members

- 5.1 All

6.0 Policy Implications including - Carbon Reduction - Health

- 6.1 The Supported Housing Strategy is taking into account a number of issues that relate to the accommodation of older and vulnerable people as they become less able to support themselves. The demographic changes that will see significant increases in older people in Cheshire East are well understood. With the Council's drive to support independent living, there is a clear need to have in place appropriate accommodation that offers alternatives to going into residential or nursing care. The Borough already has an overprovision of residential and nursing care but a shortage of accommodation with care (for example extra care housing). There are clear benefits (both health related and financial) to an individual being supported to live independently, rather than being forced into residential or nursing accommodation because of a lack of alternative options.
- 6.2 In addition, the work to review the needs of and accommodation options for families with children or adults with a disability will be relevant. The Authority will need to be influencing the accommodation options for the families and individuals in the longer term and we will consider this through our 'Lifecycle Review' of disability services.

7.0 Financial Implications (Director of Finance and Business Services)

- 7.1 A full business case which considers all financing options (both internal and external) and setting out any potential risks to the council will be prepared in relation to any developments proposed by the Strategy. This will be based on future evidenced demand and any known factors which may affect the proposed developments such as changes to benefit levels and changes in the future financing of Adult Social Care. The business cases will follow the established route for ratification including gateway approvals at the appropriate points.

8.0 Legal Implications (Authorised by the Borough Solicitor)

- 8.1 Cabinet should note that no legal advice has yet been sought in respect of the draft Supported Housing Strategy and therefore the Legal Department is unable to provide any specific comment on that Strategy and related proposals at this time. When the Strategy is presented for adoption the legal input will be included in the covering report.

9.0 Risk Management

- 9.1 The Council is facing increasing requests for residential and / or nursing care home developments in Cheshire East that are adding significant budgetary pressures to Adults Social Care. As a consequence, work between Planning, Health, Public Health and the Council has been instigated to ensure a more strategic approach is adopted to influence the development of more appropriate accommodation with care options.
- 9.2 The Health and Adult Policy Development Group have identified as a priority piece of work a review of the planning framework linked to Health Policy, that will consider the implications for Health, and Social Care provision.

10.0 Background

- 10.1 Cheshire East has a growing older population. This is already bringing significant pressures in relation to the appropriateness of accommodation for older people and the financial challenges to the Authority, with these pressures being exacerbated in future years without mitigating measures being taken.
- 10.2 Through the Joint Strategic Needs Assessment and the local intelligence of the partners working with older people, key issues have been identified in relation to the current availability of suitable accommodation for older people as they become less able to support themselves. The Council's Housing Strategy already identifies that we have to provide different housing options to meet the needs of an ageing population and other vulnerable residents. Very often, the default option is currently to move the individual into residential or nursing care because alternative options are either lacking or not known about by the individuals or family having to make decisions, often at a time of crisis.

- 10.3 The development of a Supported Housing Strategy is designed to help address these issues and develop a way forward that ensures a greater range of accommodation options for older (and other vulnerable) people when required. At the same time, the drafting of the Local Plan allows for appropriate Policy Principles to be put forward that, will in the future, encourage an appropriate 'accommodation with care' mix in new residential developments to provide those options. Representatives from Health and Adults Social Care have engaged with the Planning Department to consider these issues. The Health and Adults Policy Development Group has also identified this as a priority for 2013 and will be developing a work plan to support the development of relevant Policy. The draft Supported Housing Strategy is attached as Appendix A
- 10.4 The work to date is identifying a number of priority areas including Poynton and Knutsford, Macclesfield and Wilmslow and Crewe, Nantwich and Congleton and the wider former Congleton Borough Council footprint. A review of potential sites for use for supported housing development in these areas is underway.
- 10.7 In addition there may be opportunities to negotiate supported housing developments through current Section 106 Agreements (and in the future through the Community Infrastructure Levy). This would be where there was a clear need, where such a development offered an appropriate local solution and was viable and sustainable.
- 10.8 Through the Supported Housing Strategy and effective working across the Authority, the housing options available to older and other vulnerable people, will be more appropriate, offer more choice and contribute to the improved health and wellbeing of those taking up residence, allowing them to live independently for longer.

11.0 Access to Information

The background papers relating to this report can be inspected by contacting the report writer:

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Appendix - Draft Supported Housing Strategy