

# APPENDIX 1

## Extra Care Housing Strategy

2017 - 2032

<b>Title</b>	<b>Extra Care Housing Strategy 2017 – 2032</b>
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05	28.03.17	Fifth draft amendments.
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## **Executive Summary: Independent Island Living**

The citizens of the Isle of Wight are inherently proud of their 'Island' and for good reason. Our landscape is one of beautiful beaches, rugged coastlines, wetlands, forests and rolling downs. Our industries serve companies and organisations around the globe. The Island is a meeting place for world-renowned sailors and musicians, hosting key global events, and bringing thousands of visitors to our shores. It has also been the birthplace and home to Kings and Queens, prime ministers, artists, musicians, poets, athletes, explorers, innovators and scientists as well as local heroes who silently work, and have worked, within our local communities to maintain and enrich the quality of all our lives. We are an Island 'family' who love the land and sea around us as much as the communities of people who live, work and retire here.

However, there are areas of our Island lifestyle that needs to be improved upon. As a Council one of our key objectives, set out in law, is to improve the wellbeing of all our citizens. To create housing opportunities where everyone has access to 'suitable accommodation' is one way the Council can help to achieve wellbeing across the Island.

This strategy concentrates on improving the housing offer to older people. In doing so, we will open up housing opportunities for other groups of individuals, such as young people and families. We want to create communities where Island residents are safe, happy and valued.

Independent Island Living will be our name 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 we see this type of housing as offering older people the ability to maximise opportunities to help them to live their life the way they want to.

This strategy sits alongside other Council strategies such as Care Close to Home and is a strand of the Housing Framework, My Life My Home. The principles and approach to delivering Independent Island Living is rooted in good practice and law:

- The white paper, Caring for our Future: Reforming Care and Support<sup>1</sup>
- The Care Act 2014
- The white paper, Fixing Our Broken Housing Market<sup>2</sup>
- The Welfare Reform and Work Act 2016
- Housing our Ageing Population Panel for Innovation (HAPPI)<sup>3</sup>

We welcome the arrival of new Independent Island Living communities and are excited by the opportunities they will bring to individuals, their families and carers. We look forward to seeing our Island 'family' blossom as it enjoys greater health and independence in the years to come.

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<sup>1</sup> HM Government (2012), Caring for our future: reforming care and support. [pdf] Available at: < [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/136422/White-Paper-Caring-for-our-future-reforming-care-and-support-PDF-1580K.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/136422/White-Paper-Caring-for-our-future-reforming-care-and-support-PDF-1580K.pdf) > [Accessed on 19 September 2016].

<sup>2</sup> HM Government (2017), Fixing Our Broken Housing Market. [pdf] Available at: < <https://www.gov.uk/government/publications/fixing-our-broken-housing-market> > [Accessed on 18 February 2017].

<sup>3</sup> Housing our Ageing Population Panel for Innovation (HAPPI) has produced three reports providing good practice recommendations for the build and design of schemes developed for an ageing population.

## 1 Independent Island Living

- 1.1 In its simplest form Independent Island Living offers security of tenure, a well-designed property, equipped with assistive technology and telecare systems, to promote independence and the ability for individuals to access on-site care and support around the clock. There will be services to promote healthy lifestyles and combat social isolation. There will be the option to buy or rent your home. Homes can be one or two bedroom flats, houses or bungalows.
- 1.2 Independent Island Living takes a holistic approach to ensure the best outcomes for individuals. There are four key areas that must work together to provide a home in an Independent Island Living Scheme:



- 1.3 The percentage of Island homeowners, over 80%, is high amongst the older population. If you are aged over 55, with or without a care and support need, and have the financial ability to buy your own home we are encouraging people to think about an Independent Island Living home. It will allow people to 'future proof' their housing ensuring that as their needs increase they do not need to sell their home or consider residential care. The on-site facilities such as restaurants, health clubs and lifestyle clinics combined with a low maintenance home with built in security for you, your partner and your home is something worth investing in.

1.4 For those unable to afford a home, whether rented or purchased, the Isle of Wight Council may be able to help. Financial help for rent and care and support packages will be considered for the following groups of people:

- Aged 45+ with a learning disability and care and support need
- Aged 55+ with a disability and care and support need
- Aged 65+ with a care and support need

## 2. Exploring the Need

2.1 The Joint Strategic Needs Assessment (JSNA) told us that just over a quarter, 26.1% of Island residents, are aged 65 years old or over.<sup>4</sup> Further research informs us that 1.4% of Island residents aged 65 years or over, has been diagnosed with dementia. The national average is 0.7%. By 2030 4,232 individuals on the Isle of Wight will have dementia.<sup>5</sup> This will equate to just under 9% of the population aged 65 years or over and 45.5% of the population aged 85 years old and over.

2.2 The Isle of Wight Council permanently admitted 21.2% more people aged 65 years or over into residential and nursing care compared to the comparator group; and 11.3% more than the national average.<sup>6</sup> We believe that the lack of suitable alternative accommodation is one of the reasons behind these statistics.

2.3 Island HomeFinder, the choice based lettings system on the Isle of Wight, informs us that there are 932 families<sup>7</sup> on the housing register requiring properties with two or more bedrooms. Independent Island Living will 'free up' family sized accommodation by creating desirable homes and personalised support packages for older people to help them move home.

2.4 Public Health<sup>8</sup> report that 80% of hospital bed days at St Mary's Hospital are used by patients over the age of 65; and 50% of bed days are used by patients over 80 years old. The provision of housing with around the clock care and support will enable people to return to the comfort of their home to convalesce.

2.5 Independent Island Living will help to meet the needs of many with the benefits being felt across the wider community. We want to see family sized accommodation become available for those that need it. We believe that Independent Island Living will create employment opportunities and career progression for those that work in care. It will help to alleviate pressures on the NHS and bring about better outcomes for those who live and use the schemes.

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<sup>4</sup> Joint Strategic Needs Assessment (2015), Demographics and Population, Isle of Wight Council and NHS Isle of Wight. [online] Available at: < <https://www.iwight.com/azservices/documents/2552-Isle-of-Wight-Demographic-and-Population-2014-15-Final.pdf>> [Accessed 10 November 2016].

<sup>5</sup> Joint Strategic Needs Assessment (2016), Dementia, Isle of Wight Council, NHS Isle of Wight [online] Available at:< <https://www.iwight.com/azservices/documents/2552-Dementia-2016-FT-RB-v0.4-v1.pdf>> [Accessed 20 February 2017].

<sup>6</sup> NHS Digital (2015- 2016), Adult Social Care Outcomes Framework, Isle of Wight Council

<sup>7</sup> Data taken from Island HomeFinder in December 2016.

<sup>8</sup> Public Health (2015), Shaping an Older Person's Strategy Workshop 2015

### 3. Future Vision and Opportunities

- 3.1 We are embarking on an ambitious asset based Regeneration Programme that is identifying sites for development. Key Directorates are aligned in achieving this objective and we are working alongside public sector partners, private developers and national leaders in the provision of extra care housing to increase the pace, quality and quantity of Independent Island Living schemes.
- 3.2 Our vision is to ensure that Independent Island Living meets the different needs our Island community. There will be mixed tenure schemes to include outright sale, shared ownership, market rent and social rent. There will be larger developments as well as smaller, specialist schemes that cater for people with specific health needs.
- 3.3 We have analysed the number of people, aged 55 years and over, registered with Island GP surgeries. Therefore, we know which communities are most in need of Independent Island Living developments.
- 3.4 We have identified an approach to commissioning the care and support provided in Independent Island Living schemes that will enable people to have choice and control over who provides their care.
- 3.5 There are eight key areas will help to define and shape how we deliver Independent Island Living. We have a detailed action plan to address each work stream.



- 3.6 We are working alongside the NHS IOW and the IOW Clinical Commissioning Group to ensure we help to achieve the aims of the Sustainable Transformation Plan which is inherent to the success of the Vanguard initiative 'My Life a Full Life'. This strategy also links into the aims of the Southampton, Hampshire, Isle of Wight, Portsmouth (SHIP) Transforming Care Partnership. Both initiatives aim at increasing wellbeing within our communities.

3.7 We will call upon the expertise and knowledge of specialists across the Council and other key organisations and agencies to ensure we maximise this opportunity to deliver housing with care and support to this generation of older people and future generations too.

#### **4 Summary**

4.1 A range of extra care housing schemes have been successfully delivered across the UK. It is now time for the Island to discover and enjoy the benefits of this type of housing. Over the next 15 years expect to see a changing landscape where our elderly community has a range of housing options open to them complemented by excellent information services and high quality care and support services. We intend to harness the enthusiasm and drive of developers and providers and enable housing, health and social care practitioners' to put this Strategy into action.

4.2 We are going to respond to demand by building Independent Island Living communities across the whole of the Island. We are stipulating the need for high quality design to ensure the buildings are fit for purpose and ready for the future. We also understand the need to provide a mix of tenures and schemes to ensure all needs can be met. This will ensure that there is 'suitable accommodation' available for Island elders.

4.3 Independent Island Living demonstrates a system-wide commitment to improve the lives of older people. We are working with people who are passionate about ensuring the best outcomes for individuals and dedicated to providing excellent housing, care and support services. We embrace the principles of integrated care and will work with individuals to co-produce services at Independent Island Living schemes. This approach ensures clarity of purpose and value for money as we build a multi-faceted service.

4.4 We expect dynamic, co-ordinated services that are tailored to individual's needs.<sup>9</sup> We will look to providers to work with individuals to deliver services that will enable people to maintain their independence and promote their health as well as develop new life skills. Independent Island Living schemes will be vibrant and welcoming. They will be community assets with a raft of initiatives aimed at providing people with opportunities to live their life in the best way for them.

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<sup>9</sup> Goodwin N, Smith J, Davies A, Perry C, Rosen R, Dixon A, Dixon J, Ham C,(2012). A report to the Department of Health and the NHS Future Form Integrated care for patients and populations: Improving outcomes by working together. London: The Kings Fund and Nuffield Trust. [pdf] Available at: <<https://www.kingsfund.org.uk/sites/files/kf/integrated-care-patients-populations-paper-nuffield-trust-kings-fund-january-2012>> [Accessed 21 October 2016]