

From: Graham Gibbens, Cabinet Member for Adult Social Care and Public Health
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To: Adult Social Care and Public Health Cabinet Committee
- 6 December 2016

Subject: **KENT COUNTY COUNCIL ACCOMMODATION STRATEGY – BETTER HOMES: GREATER CHOICE**

Classification: Unrestricted

Past Pathway of Paper: N/A

Future Pathway of Paper: N/A

Electoral Division: All

Summary: To update the Adult Social Care and Health Cabinet Committee about the progress of the development and implementation of and to identify the key issues with Kent's Accommodation Strategy.

Recommendation(s): The Adult Social Care and Health Cabinet Committee is asked to **CONSIDER** the content of the report and the presentation.

1. Introduction

- 1.1 Kent County Council, the seven Kent Clinical Commissioning Groups (CCG) and the District/Borough Councils launched an integrated strategy for developing accommodation services for vulnerable people. The Accommodation Strategy was formally launched on 2 July 2014.
- 1.2 The Accommodation Strategy is required to provide strategic direction to the market who are developing various care services, which potentially attract KCC revenue funding, if the person is eligible for care. The Council had previously been unable to provide any definitive support regarding need or service type in certain locations and this strategy has been developed to provide that direction and management to a growing care market.
- 1.3 The presentation, attached as Appendix 1 to this report, has been prepared to provide further detail on progress of the Strategy and to identify the key issues.

2. Financial Implications

- 2.1 Delivering extra care housing as a direct replacement to residential care can be more cost effective for the Council and provides better outcomes for individuals.

- 2.2 The initial launch of the Accommodation Strategy in 2014 included forecasts to 2021 for Older Persons accommodation. With the Transformation Programme for people with Learning Disabilities “Your Life Your Home”, the Accommodation Strategy has been further developed to forecast the accommodation needs for this client group and, more recently, the forecasts for people with Mental Health needs has also been developed. The importance of having people in the right accommodation at the right time with options for people to move through services, or begin their care pathway in accommodation is critical for achieving efficient and effective services.
- 2.3 The Accommodation Strategy forms an important part of the Sustainability and Transformation Plan (STP). As a result, opportunities are being scoped to look at how large scale intervention and investment can be achieved to unlock some of the obstacles in getting the care services needed in particular areas.
- 2.4 Work undertaken with the market since the launch has identified areas where direct intervention is needed in some areas of the County and work is underway to address the gaps in service. For example, extra care housing and nursing care home provision on the Isle of Sheppey.
- 2.5 Consideration should be made to the Kent economy given the drive for capital projects either through re-modelling or new build.
- 2.6 The Housing and Planning Act 2016 and the changes needed for Welfare Reform has resulted in a stalling of developments across the County. The Council is actively lobbying Government to identify particular solutions to the issues faced as a result of these changes (for supported accommodation these are the 1% rent reduction and the cap on Local Housing Allowance). The Council, Kent Developers Group and Kent Housing Group are working together and have met with Damian Green MP to raise the issues faced.

3. Policy Framework

- 3.1 There are a number of strategies and frameworks within Kent that this Accommodation Strategy will have links with, form the evidence base for and support, these include the following:
 - 'Your life, your well-being' - vision and strategy for adult social care
 - KCC Adult Social Care Transformation Programme
 - Increasing Opportunities, Improving Outcomes
 - Facing the Challenge: Delivering Better Outcomes
 - Kent and Medway Housing Strategy – Better Homes: localism, aspirations and choice
 - Kent Telecare Strategy
 - Better Homes: Housing for the Third Age Protocol
 - Better Homes: Accessible Housing Protocol
 - Supporting People Commissioning Plan 2014-2017
 - KCC’s 16 – 24 Vulnerable Young People Strategy
 - Care leavers strategy
 - Valuing People Now

- Sustainability and Transformation Plan

3.2 It is likely that there will be a future requirement to formally consult on changing or varying services managed by the Council, however this will be undertaken carefully once any proposal is defined.

4. Engagement from other agencies

4.1 Kent County Council does not have the statutory duty to provide housing and has a long standing relationship with District/Borough Councils in successfully delivering housing with care and support schemes either individually or through the large PFI schemes. Kent Housing Group fully endorses the Accommodation Strategy which is invaluable in progressing specific developments and conversations.

4.2 Working much more closely with the NHS towards health and social care integration means the provision of intermediate care, and continuing health care, must be taken into account. The review of the community hospitals that provide beds to older people and the commissioning intentions on use of the private and voluntary sector is a consideration and therefore as the STP develops and the CCG's Estates Strategies are clearer there may be additional opportunities to integrate and jointly commission services.

5. Conclusions of the Accommodation Strategy

5.1 The conclusions are broadly to:

- Increase the provision of nursing care, particularly for those with dementia
- Increase the provision of extra care housing
- Reduce the provision of general frailty residential care
- Remodel services to be better geared up to accommodating people with dementia
- Integrate the findings of bed utilisation reviews for intermediate care
- Increase supported accommodation for people with learning disabilities and mental health needs

5.2 Analysis of the size of a care home has shown some areas of concern in the county. The average size of a care home registering with the Care Quality Commission (CQC) is 57 beds and de-registering is 27 beds. The average size of a care home in Kent is 35 beds (40 in West Kent and 32 in East Kent). This raises questions regarding ongoing sustainability of the homes furthermore there is also a question over the design and physical fabric of some care homes. The Council will be welcoming new developments of larger care homes meaning to a certain extent the market will adjust itself.

6. Next Steps

6.1 Details of the actions required to progress the implementation of the Accommodation Strategy have been included as part of the attached

presentation. The immediate issues include the changes to the Housing and Planning Act and Welfare Reform and how we can work to unlock some of the emerging barriers and the issues relating to workforce and the quality of service provision across the County. This impacts on the availability and accessibility of services for the client groups.

7. Equalities and Health Impact Assessments

- 7.1 An Equalities Impact Assessment (EIA) was undertaken and identifies no discrimination to any groups. Individual assessments are undertaken for each local development where needed. The EIA is included in the background documents listed at the end of this report.
- 7.2 Public Health commissioned a Health Impact Assessment which sought to identify potential health issues and gaps, investigate potential distributions and magnitude of outcomes and provide evidenced based recommendations. The final report confirms that there is no need to progress to a full Health Impact Assessment. Equalities were also considered in this review and the initial findings confirmed that the Accommodation Strategy does not discriminate.

8. Legal Implications

- 8.1 The establishment of accommodation with care or support can require formal agreements for nominations to the schemes. These agreements would need legal oversight, however, there are a range of agreements in place with Registered Providers and District Councils which operate well and a framework has been launched to provide outline agreements which would need individual discussion depending on the schemes.
- 8.2 Further legal involvement would be needed should leases be needed or tenancy agreements which the Council would hold for short term accommodation. This is already inbuilt to the PFI contracts although further guidance and engagement would be needed should these be required.
- 8.3 Strategic Commissioning (Accommodation) and the Council's Legal Commissioning Team will be planning the future requirements from Kent Legal Services which will include the ability to source good quality legal support to enable partnerships in accommodation with care and/or support schemes.

9. Recommendation(s)

9.1 Recommendation(s): The Adult Social Care and Health Cabinet Committee is asked to CONSIDER the content of the report and the presentation.

10. Background Documents

<http://www.kent.gov.uk/about-the-council/strategies-and-policies/adult-social-care-policies/accommodation-strategy-for-adult-social-care>

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