

# Independent Living Programme for Older People

## Position Statement

October 2016



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# 1. Definition

## **Purpose**

Independent Living is a programme that is designed to provide housing for people over the age of 55 whose current home no longer meets their needs. There could be a number of reasons for people moving into Independent Living, such as:

- Social isolation
- A desire to downsize into a more manageable property
- The assurance of security and easy access to care and support
- Having a care and support need.

In certain instances, Independent Living accommodation will be funded by Housing Benefit (HB). HB is administered by Local Authorities with housing responsibilities, Local Housing Allowance (LHAs), funded by central government, the Department for Work and Pension (DWP) and meets the eligible housing costs of people in rented housing. Independent Living schemes will be classed as 'Exempt Accommodation' which in brief means that rents and service charges (providing they are 'reasonable') will be met by HB, even though (due to additional facilities and services) these charges may be significantly higher than in general needs housing. Each household will qualify only if they, through means testing, meet the criteria that allow a claim for HB.

## **Summary**

The Independent Living programme was established in Autumn 2014 to increase the pace and quantity of Independent Living units being delivered across the County. Led by Essex County Council (ECC) staff, the programme team has worked closely with districts and developers/providers to understand the barriers to delivery and systematically remove them.

In July 2015 ECC endorsed capital investment of circa £27 million with enabling revenue investment to facilitate the delivery of 1800 units of independent living over a 5- year period to 2020.

## **Delivery**

The capital investment that has been set aside and earmarked for the development of Independent Living accommodation for older people is being used as a grant incentive. Providers may apply for a capital grant through an application process based on the location and number of Independent Living units that are

provided. ECC staff will assist in the grant process and subsequent monitoring of the development agreement.

## **Eligibility**

Independent Living is available to people over the age of 55 who have a connection to the area local to the development. Depending on the scale, location, and stated purpose of individual Independent Living communities, further eligibility requirements based on care and support needs will be defined. The eligibility requirements are necessary to make the required 24/7 emergency care and support service affordable and viable could be defined.

Independent Living works for people with a care and support need. An even balance of low or no care needs (0 – 9 hours/week), medium care needs (10 – 15 hours/week) and high care needs (16+ hours/week) will be maintained.

## **Nomination**

For schemes entering the Independent Living Programme ECC will retain nomination rights. For housing units to which ECC has nomination rights, ECC will require a minimum of 6 hours/week of assessed care need for an individual to be eligible for a unit. Once residing in Independent Living, it is expected that an individual's needs will be met regardless of changes in their circumstances so that the likelihood of a future move to another type of accommodation is minimised.

## **Key features of Independent Living**

Independent Living is attractive, self-contained housing that is designed to enable people to retain their independence in their own home for as long as possible. The units should be designed to incorporate the 16 Lifetime Homes Design Criteria. These are criteria that can be universally applied to new homes at minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals at different stages of life. Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone.

The size and location of Independent Living communities will be determined by site availability and local demand. Schemes should generally be no smaller than 60 units for reasons of affordability and ability to create and support an active community.

Independent Living schemes can include a variety of features depending on the scale, location and stated purpose of individual developments. These features include: provision of

communal space for social activities; a dining room and meal service; amenities such as hairdressing, fitness suite, consulting rooms and GP or other health services. Furthermore, Independent Living schemes have the potential to become a focal point for community health services, outreach services and intermediate/reablement care where this is deemed appropriate for the locality.

Independent Living communities will offer a full range of tenures, in order to appeal to the high number of older owner occupiers in Essex, and also to meet the needs of those who need or prefer to rent. Tenure mix will be dependent on development viability, local planning requirements and other issues such as whether the scheme has received any grant funding from ECC.

## **Demand**

To establish demand for Independent Living accommodation a demand analysis was produced, and subsequently updated by the ECC Insight and Analysis team. The demand analysis demonstrated the varying needs of each district. A further update of the population data has now been established and provides evidence based backing for Independent Living policy inclusion into district Local Plans. The demand data is calculated based on the population projections which came out in June 2016 and looked at growth rate between 2015-2020 and the eligible clients receiving social care. To this end an Independent Living for Older People Planning Policy Position Statement has been prepared and will be circulated to Local Authority Planning Departments. A detailed breakdown of these figures is available upon request.

## **Housing Benefit Changes**

The HM Treasury Autumn Statement included the intention to cap the amount of rent that HB will cover in the social sector to the relevant Local Housing Allowance (LHA). This in turn was reflected within the March 2016 Budget. From 2019/20, housing benefit or universal credit will cover rents and service charges up to the LHA level. For costs above the LHA rate, government will devolve in England an amount of funding for disbursement locally by local authorities as 'top-up' funding to providers where necessary. However, this amount of funding is likely to be limited, so maintaining rents and service charges as reasonable as possible is key to the successful delivery of the programme.

## Care Service Provision and Costs

As part of the Independent Living programme provision of 24/7 care and support will be based on site. This is to ensure that emergencies and any planned care required outside of normal working hours can be delivered. There are many different approaches to delivery of this service depending on the scale, location and stated purpose of discrete Independent Living communities.

The related Independent Care for Older People Care Cost Position Statement provides details of the care services that will be provided at Independent Living schemes, and how they should be broken down for costing. One aspect that is of particular focus is the 'Peace of Mind' care service. Essentially the 'Peace of Mind' service is a 24/7 emergency care service that is provided and available for all residents of the Independent Living scheme. A baseline of what constitutes a minimum 'peace of mind' care service provision, and what the cost range should be, is also outlined and established for reference in the Independent Living for Older People Care Cost Position Statement.

## 2. Current Status of Independent Living Schemes

At September 2016 there are 22 schemes in the Independent Living Programme Pipeline process, with a total number of Independent Living units in the Pipeline exceeding 1,200. The status of those schemes range from potential for development to schemes actually under construction.

The following tables provide a breakdown of unit demand and provision by district. Interested partners should contact ECC for the latest position. The tables indicate current shortfall in each district based on the demand analysis.

**TABLE A: INDEPENDENT LIVING RENTAL UNITS (September 2016)**

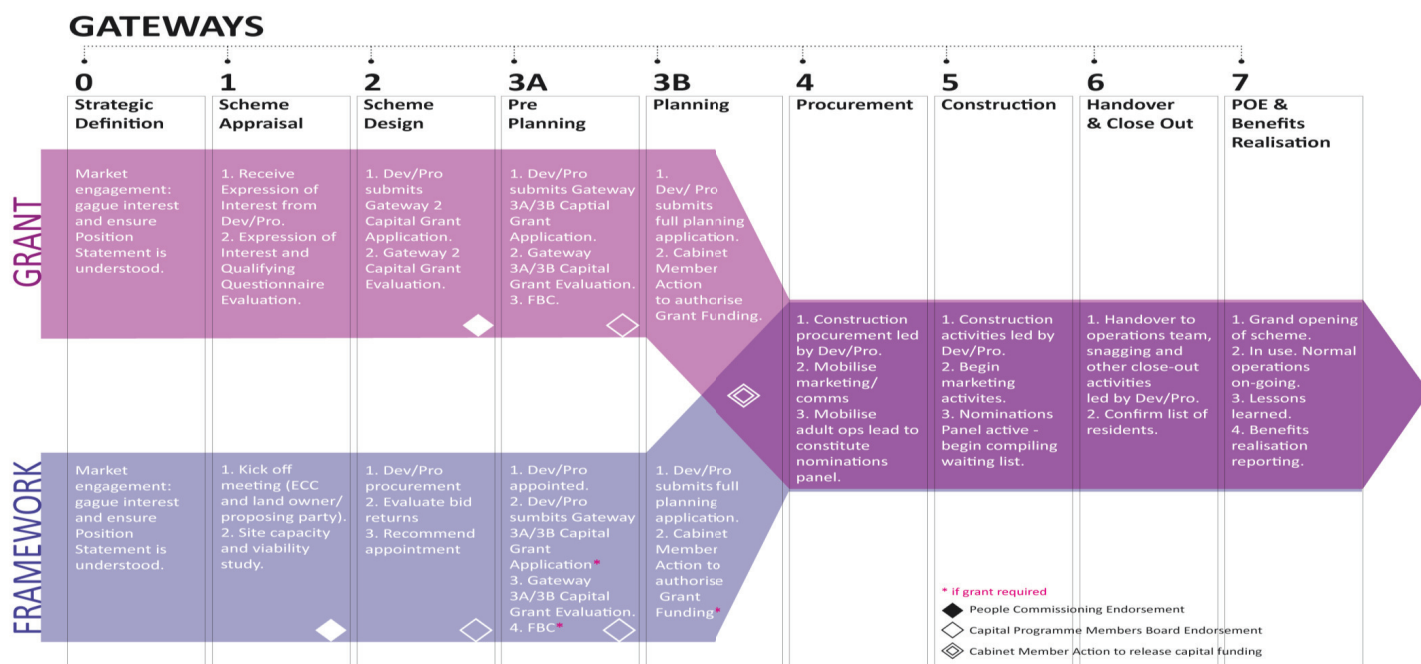
District	Identified Demand	Existing	In Development	Shortfall (required by 2020)
Tendring	196	30	130	36
Chelmsford	117	65	0	52
Colchester	132	56	0	76
Basildon	160	51	0	109
Braintree	190	89	0	101
Epping	84	40	0	44
Castle Point	64	0	0	64
Rochford	49	30	0	19
Uttlesford	92	0	40	52
Brentwood	67	26	0	41
Maldon	55	0	0	55
Harlow	111	42	0	69
<b>Total Essex</b>	<b>1317</b>	<b>429</b>	<b>170</b>	<b>718</b>

**TABLE B: INDEPENDENT LIVING OWNERSHIP UNITS (September 2016)**

District	Identified Demand	Existing	In Development	Shortfall (required by 2020)
Tendring	142	0	0	142
Chelmsford	162	0	0	162
Colchester	127	0	0	127
Basildon	180	15	0	165
Braintree	162	0	0	162
Epping	143	0	0	143
Castle Point	166	0	0	166
Rochford	110	0	0	110
Uttlesford	67	0	33	34
Brentwood	86	0	0	86
Maldon	79	0	0	79
Harlow	84	0	0	84
<b>Total Essex</b>	<b>1508</b>	<b>15</b>	<b>33</b>	<b>1460</b>

### 3. Gateway System

A gateway system is used to monitor the progress of Independent Living schemes through the development process. The gateway system provides a means of managing and planning capital resources around a measured and consistent monitoring of projects, both through the grant or framework process.





## 4. Pipeline Schedule

Schemes are being monitored by using a comprehensive project management tool that enables consistent and ‘live’ position of the programme to be produced at any time. Using the Pipeline tool, ECC staff are able to provide stakeholders and partners up to date and accurate data regarding the progress and position of individual schemes and of the Independent Living programme as a whole.

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Merge & Center

Conditional FormattingFormat as TableCell Styles

InsertDeleteFormat

AutosumFillSort & Filter

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
1	PIPELINE SCHEDULE	Project Ref	Date of initial enquiry	Site Name	District	External lead	Co-ordinator	Gateway	Probability of development	Type	Units Total	Ownership	Affordable	15/16	16/17	17/18	
2											1686	796	930	125	118	60	
24		PROJECT	RO-002	Oct-15	St.Lukes Hospital	ROCHFORD	Siobhan Pierce	Maeden Yfans	1	LOWEST	TBC	60	30	30	0	0	0
25		PROJECT	TE-001	Apr-15	Walton	TENDERING	Ashley House	Maeden Yfans	5	HIGHEST	AFFORDABLE	60	0	60	0	60	0
26		PROJECT	TE-002	Apr-15	Harwich	TENDERING	Ashley House	Maeden Yfans	5	HIGHEST	AFFORDABLE	58	0	58	0	58	0
	PROJECT	TE-003	Sep-15	Coppins Court	TENDERING	NHS Propco	Gwyn Owen	1	MEDIUM	MIXED	60	30	30	0	0	0	






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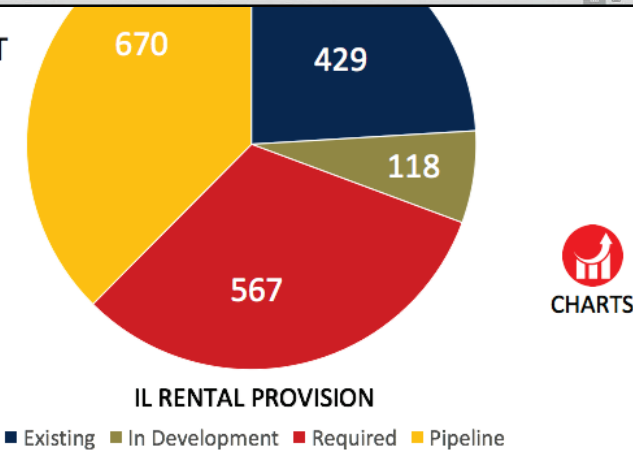
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## INDEPENDENT LIVING

### PIPELINE AND PROJECT MANAGEMENT

-  SUMMARY
-  PIPELINE
-  POSITION
-  DELIVERY
-  ADD NEW PROJECT



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