

**Adults, Health and Community Wellbeing  
Strategic Planning & Commissioning**

**HOUSING FOR PEOPLE  
WITH ADDITIONAL  
NEEDS STRATEGY**

**2013 - 2016**



Essex County Council

The Governance surrounding the development of this Strategy is outlined below:

- Draft agreed at Commissioning Delivery Board
- DLT approved draft for consultation
- Community & Older People Scrutiny Committee – February 2013
- Strategy circulated with Local Authority Housing Partners, Local Authority District, Boroughs, City and Registered providers for comment;
- Strategy finalised for sign off via DLT and Cllr Aldridge
- Essex Health & Wellbeing Board

### **Equality Impact Assessment (EIA)**

An EIA has been drafted for the overarching strategy, along with a specific EIA for the £6 million capital bid fund. These identified a low overall impact.

The above assessments identified that subsequent Equalities Impact Assessments will be required when it comes to assessing specific projects, initiatives, and bids (i.e. for funding from the £6million capital fund), to ensure they do not discriminate against equality characteristics.

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## **1 Introduction**

The availability of a range of housing options is recognised as an important factor in supporting and enabling independent living for people with additional needs. However, the current context for housing development is challenging to commissioners and providers alike. The purpose of this Strategy is to set out Essex County Council's (ECC) strategic direction for the future provision and delivery of housing for people with additional needs in Essex, and the nature of the role it will take in achieving this.

The strategy will inform current and future developers and managers of housing, in both the social and private sectors, of our current understanding of supply and need for housing.

Housing suitable for people with additional needs is frequently referred to as specialist or supported housing. This includes accommodation that has been designed and built to meet the needs of vulnerable adults and older people, and may include some elements of care and support for everyone who lives there. However this does not preclude other forms of housing that may also be suitable, located within general needs housing developments.

ECC is not a housing authority, and works collaboratively with a range of partners including district, borough and city councils, housing and registered care providers and health commissioners, in order to access and enable the supply of appropriate accommodation for people with additional needs. By doing so it is envisaged that there will be a variety of housing options available, to enable people with additional needs to have choice over their accommodation.

Decisions for planning applications remain the responsibility of the district, borough and city councils, but ECC is committed to influencing the future provision of accommodation, and works closely with district, borough and city councils seeking to achieve a range of housing provision for the whole community.

This strategy is for officers of Essex County Council, all Essex District, Borough and City Local Authorities, Registered Providers (Housing), Private Housing Developers and any organisation seeking to work in the housing market for people with additional needs irrespective of tenure.

## 2 Scope and Governance

This strategy applies to the following groups of people as set out in Part III of the National Assistance Act 1948<sup>1</sup>:

- Working age adults (This definition includes people with learning disabilities and/or physical and sensory impairments. It also includes people under the age of 65 with dementia.)
- Older people and older people with mental health needs

This strategy does not apply to other vulnerable groups including, homelessness, domestic violence, offenders, and young people leaving care. Housing for Adults with Mental Health has been excluded at this point as historically this has been dealt with separately but will in the future be aligned with Adults Social Care housing strategy.

This strategy sits alongside the Dementia Strategy, Assistive Technology Strategy, Prevention Strategy, and the Housing Related Support Strategy produced by ECC and supports local delivery of national strategies where relevant e.g. The Autism Strategy.

The first draft of this strategy will be presented at Adult Social Care Commissioning Delivery Board and the Adult Social Care Directorate Leadership Team for approval to engage with wider stakeholders including the 12 local Borough, District and City Councils (referred to as Districts) and Registered Providers. The ECC Cabinet Member for Adults Health & Community Wellbeing will also be consulted during this engagement period. Any commissioning or procurement activity arising from this strategy will be agreed through the ECC governance routes in place at that time. The strategy will also be presented to the Essex Health & Wellbeing Board.

The Strategy has been produced by the Accommodation Team within Adult Social Care Strategic Planning & Commissioning Service. It is a living document which will be revised from time to time as our learning increases or as circumstances change.

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<sup>1</sup> The National Assistance Act, 1948

### 3 Background and Context

The production of this strategy comes at a time of increasing pressure on the housing market supply, coupled with a slowing down of development activity since 2008 in both the social and private housing sectors. Essex County Council does not have a statutory housing responsibility but recognises that the enabling and delivery of housing for people with additional needs often requires us to take a role alongside the Districts, housing developers and providers.

The general downturn in the housing market is anticipated to continue and this together with the welfare reform programme is likely to have a substantial impact on both the social and private housing market.

The current uncertainty within the housing market is impacting on the sector's ability to deliver sustainable and affordable housing development and as a consequence new builds have declined over the past few years. This together with the introduction of The Welfare Reform Act 2012 will have a significant impact on local authorities, landlords and service users. Therefore housing options developed now must represent best value in that they are sustainable in the medium to long term and offer a plurality of provision that meets a range of needs.

The ECC Strategic Planning & Commissioning Accommodation team works with partners to identify and access housing options. Currently people with additional needs have their housing needs met in a range of models/types of housing – including general needs housing either for sale or for rent and specialist/supported housing where a 24/7 on site care/support service may be available. This includes extra care housing for older people, cluster schemes and supported housing which can either be self-contained or shared.

It is increasingly recognised that specialist housing can deliver a number of benefits including delaying or deterring entry into residential care or hospital settings. Specialist housing can enable to remain in their own homes and maintain or develop links with their local communities whilst receiving personalised support.<sup>2</sup> Both ECC and health have supported the delivery of specialist housing with land and/or capital in the past to facilitate new specialist housing and institutional and hospital re-provision. The Districts have also provided opportunities for new developments and remodelling via the identification and releasing of land and capital. To ensure that a range of housing options for people with additional needs is available in the future, all sectors of the housing market will need to be involved.

The council is committed to supporting people to progress and become as independent as possible. Accommodation models such as registered care can create dependency rather than promote progression. The provision of appropriate accommodation is therefore essential to enable people to realise their potential, whilst also reducing the long term costs of their care and support.

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<sup>2</sup> Financial benefits of investment in specialist housing for vulnerable and older people. A REPORT FOR THE HOMES & COMMUNITIES AGENCY, [http://www.frontier-economics.com/\\_library/pdfs](http://www.frontier-economics.com/_library/pdfs)

Appropriate accommodation (regardless of tenure) also delivers a range of health outcomes. A study conducted by the Personal Social Sciences Research Unit found that Extra Care housing residents had a mortality rate of 34% after 32 months, compared with an expected 50%. It also found that over 40% of residents had improved physical functioning after six months and at 18 months after moving in. There were also reported benefits for cognitive functioning. Other studies have indicated benefits such as reduced level of time spent in hospital and fewer admissions to residential care.

It is difficult to quantify and compare the preventative benefits of specialist housing. Evidence suggests that the appropriate type of housing can improve life expectancy and reduce health and social care needs, resulting in lower immediate costs but potentially a longer term increase in overall costs. This also depends on ensuring that people with the right need profile access the right housing in order to ensure that preventative benefits are attained.

Investment in adaptive and assistive technology in housing can often be recouped through subsequently lower care costs for older people. In the absence of the support that specialist housing can provide older people are much more likely to suffer falls and other accidents with their associated costs. The Department of Health estimates that between 2008 and 2025 fall-related A&E admissions for older people will rise from 515,000 to 735,000 each year.

The UK has an ageing population, however healthy life expectancy has not increased alongside longevity, resulting in proportionally greater demands on public services including social care and health.

The Joint Strategic Needs Assessment for Essex<sup>3</sup> sets out the challenges for Essex. The population reflects that of the rest of the UK and 31% of the population aged 65+ are estimated to already have social care needs and this is projected to increase by 15% over the next 5 years and 63% over the next 20 years. In addition, demographic pressures are also increasingly acute in the Working Age Adult population. Projections based on population growth and increased survival rates suggest that the number of adults with a moderate or severe learning disability will increase by 4% over the next 5 years, 8% to 2020 and by 17% to 2030. Similarly, projections based on population growth and improved health care suggest that the number of adults with a serious physical impairment is likely to grow at a rate of 2% over the next 5 years to 7,670 adults and by 7% to 2020 and 13% to 2030.

The White Paper, 'Caring for our future: reforming care and support' 2012 has set out the vision for a reformed care and support system. This strategy has been drafted against a changing landscape and we can anticipate major legislative changes impacting on social care. The draft care and support bill will set out new duties to be placed on local authorities to ensure that adult social care and housing departments work together.

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<sup>3</sup> <http://www.essexpartnershipportal.org/pages/index.php?page=jsna>

There are a number of new financial models being explored in the housing market for the development of specialist housing. These models are currently untested, and given future uncertainty on revenue streams the market is generally cautious about new developments. The recent announcement by the Department of Health of a fund to Create Homes for Independent Living also seeks to identify how these new models could support the development of specialist housing by the private market.

For ECC to respond effectively to future legislative and policy changes and their challenges to housing supply, it is important to understand in greater detail the various types of housing options and the current trends. The current supply and projected demand for specialist housing is detailed in Section 6 of this document and is also contained in the Market Position Statement published in 2012 by ECC.

<http://www.essex.gov.uk/business-partners/Partners/Adult-Social-Care-providers/care-providers/Pages/Default.aspx>

## Housing Options

Housing comes in many types and forms, and it is clear that a range of housing options are needed to meet the needs of the population of Essex. Essex as a non-housing authority benefits from there being a wide variety of housing options and seeks to work in partnership to optimise and access these for the population of Essex. Of particular interest to ECC is the provision of specialist or supported housing. The type of housing can enable people with additional needs to live independently; often containing facilities or design features that are not present in general needs housing. This may include communal living areas, extra bedrooms for carers and visitors, enhanced access for those with mobility problems or other aids and adaptations. Specialist housing has traditionally been provided by Local Authorities or social housing providers (Registered Providers) but increasingly both home ownership and private renting are being used.

The publication in 2009 of Housing Our Ageing Population report (Happi) identified standards for housing for older people and the Department of Health fund makes reference to these standards as one of the criteria that bids will be assessed on.

Supported Housing is housing with integrated accommodation-based support. It is particularly suitable for people who:

- Are reliant on the provision of care and support to maintain an independent life;
- Are at risk of social isolation and would benefit from onsite peer company or support;
- Need a period of stabilisation or assessment before being resettled in general needs housing;
- Have high levels of needs which it is not cost effective to cater for in dispersed properties;
- Need emergency accommodation;
- Require monitoring to protect themselves or others from risks;

- Are at high risk of service disengagement if provided with only floating housing support.

In December 2011, the National Housing Federation published their Home Truths<sup>4</sup> paper giving an overview of the housing context within Essex. The ratio of house price to income across Essex is 11 to 1. This varies across Essex with the ratio in Uttlesford as high as 15.6 to 1, with the lowest ratio being that of Tendring at 8.8 to 1. Nationally levels are 11.2 to 1, and with house prices estimated to increase, fewer people are likely to be able to afford to purchase their own home. It is predicted that by 2021 the proportion of households owning their own home in the East of England will fall from 71% currently to 64% by 2021. Owner occupation rates vary considerably across Essex with Castle Point having the highest level of owner-occupation rate in the country at 88.5%.

In the last decade the amount of housing stock available for social housing has risen by 3%, compared with the waiting list for housing, which has risen by 59% to nearly 32,000 people across the county. It can therefore be anticipated that in Essex the numbers of people able to afford their own homes could fall as a result of the current economic climate coupled with a reduction in the availability of rented accommodation able to meet the needs of people with additional needs.

A report from the all-party parliamentary group (APPG) on housing and care for older people points out that meeting the housing needs of the older generation also leads to solutions for the younger age group. For every person moving into retirement housing, four or five people may be helped because a family home comes on the market.

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<sup>4</sup> Home Truths 2010: England - [http://www.housing.org.uk/publications/find\\_a\\_publication/general/home\\_truths\\_2010\\_-\\_england.aspx](http://www.housing.org.uk/publications/find_a_publication/general/home_truths_2010_-_england.aspx)

## 4 The Current Position

The majority of the district, borough and city councils within Essex have retained their social housing stock, and a number have, or will be reviewing their sheltered housing provision. There is the potential for some of this stock to be remodelled or redeveloped as extra care housing or for other specialist use. Recent changes in funding mean that some Local Authorities will now be developing their own social housing stock.

ECC identified £300,000 capital in 2011 to support the development of new supported housing schemes in the county and 12 units of housing for people with additional needs will be delivered in 2013 via this grant.

The information relating to current trends in local demand and supply for housing for people with additional needs has been gathered from a number of sources<sup>5</sup>. These sources give us an indication of accommodation needs within Essex, and of the immediate needs of a small group of service users that are known to us. However it is acknowledged that we need more intelligence on housing need to inform future delivery of specialist housing in the County.

### Older People

The majority of older people live in their own home and if they need care and support this can generally be provided in their homes. However, there are a number of people whose care and support needs cannot be met in their own home and the availability of specialist housing can help to prevent moves to registered care or admission to hospital.

### Tenure of Older People

	65 – 74 years	75 -84 years	85+ years
Owned	81%	72%	64%
Council Rented	12%	18%	20%
Other social rented	2%	4%	7%
Private rented	4%	6%	9%

<sup>5</sup> Information sources include:

- Population models including Planning4Care, POPPI, and PANSI;
- The housing registers held by the District, Borough and City councils;
- Data collected by operational social care staff and recorded as part of the assessment and review process;
- Community groups such as the Local Action Groups that have a broad knowledge of accommodation need in their area;
- Joint Referral Meetings (JRM) – Cases of social care users with identified housing needs are presented on a monthly basis, alongside known vacancies in specialist housing schemes;
- A Housing Broker works with the commissioning team within the council to identify housing options/solutions for Working Age Adults;
- Information from registered care providers about people who are ready to move on from registered care.

## **Extra Care Housing**

Extra Care housing is for people over the age of 55 who wish to live independently but have higher support needs. The housing is designed to enable older people to retain their independence in their own home for as long as possible through the provision of meals, domestic assistance and a 24/7 onsite care response.

Extra Care Housing offers an alternative for people who are no longer able to live alone in general needs housing, but do not want or need to go into residential care. Extra care housing can be rented or purchased. There are opportunities for people who are downsizing and buying or renting Extra Care accommodation to free up equity. For those that rent, this might also mean the release of property for a family to use or the availability of income for renting.

Extra Care has the potential to play a significant role in providing services that reduce demand for in-patient services and health emergency care, thus reducing costs for the NHS and Social Care.

## **Supply**

There are 9 extra care schemes in Essex, which provide 378 units of extra care housing. Of these there is only one development where a private sale option is available – Poplar House, Basildon which opened in February 2012, with a mix of rented and for sale apartments

There are also a number of new developments at varying stages, from site identification to planning consents in place, to commencement of building work. It is difficult to predict with any certainty the numbers of extra care units in the pipeline, as often sites have a planning consent in place but no development is proposed in the short to medium term.

There are 2 extra care housing schemes in more advanced stages of development that will provide an additional 125 units by 2014. These will provide both social and private housing and there is a high degree of confidence on delivery in the medium term, Chelmsford with 65 units and Saffron Walden with 60 units. There are also a number of private developments seeking planning consent which will contribute to a mixed economy of extra care provision if they proceed to development over the next few years.

## **Need**

The current supply of extra care is significantly short of the estimated requirement for this type of accommodation. The biggest deficits are in Tendring, Chelmsford, and Colchester. Although Maldon and Castle Point have no extra care provision currently.

**Demand and current supply of Extra Care Housing**

District	Population 75+ (2010)	Current Supply	Estimated Requirements	Difference
Braintree	11,380	89	285	-196
Chelmsford	13,310	(65 in development)	333	-268
Maldon	5,398	0	135	-135
Colchester	12,865	56	322	-266
Tendring	18,445	30	461	-431
Basildon	13,403	65	335	-270
Brentwood	7,156	26	179	-153
Castle Point	8,516	0	213	-215
Rochford	7,846	30	196	-166
Epping	11,086	40	277	-237
Harlow	6,392	42	160	-118
Uttlesford	6,313	(60 in Development)	158	-98
Essex	122,110	503	3054	-2551

There is an estimated need for 3054 units of extra care for rent and for sale (revised since publication of the Market Position Statement 2012)

Based on the More Choice, Greater Voice recommendations we estimate there to be a requirement for 3,054 extra care places - a deficit of 2,551 places. This deficit includes all sectors of the market and not just the social rented sector. If demand for extra care increases in line with expected population growth this would mean that the required number of extra care units available by 2030 would be 10,078 - a shortfall of 9,575 against the current stock. Some private developers are now moving into the 'extra care' market providing an on-site care service which will support older people to remain in their own homes for longer.

In addition there are 16,226 supported housing units (often referred to as sheltered housing) for older people, with an estimated demand for 5,734 more, rising to 17,140 by 2030.

**Working Age Adults**

This includes people with learning disabilities, physical/sensory impairments and autism. The closure of ECC care homes, hospitals and campus provision over the past 15 years has added to the available housing options across the county – including self-contained units in cluster arrangements and shared housing.

In 2010 ten people with learning disabilities were supported to purchase their own homes via shared ownership – although this option stalled in the following years and only recently mortgages for this type of purchase have become available again. The

shared ownership model now requires funds to be available to initiate a purchase and potentially guarantees from sources other than welfare benefits.

### Supply

Since 2009 a total of 49 new units of housing for people with learning disabilities/autism have been developed and there are 41 further units in development for learning disability and 4 for people with physical/sensory impairments. In addition the housing brokerage demonstration project initiated by ECC in 2011 has resulted in 22 people with a learning disability being supported to move into rented housing provided by both private and social landlords. Based on the success of this project a housing brokerage pilot for people with physical sensory impairment commenced in October 2012 for one year.

The supply of housing of people with a learning disability identified in the below table is a mix of self-contained and shared housing totalling 803 units. – Evidence suggests that a significant proportion of this is not of the type, quality or in the right location to meet current requirements.

#### Demand and supply of supported housing for adults with learning disabilities

District	Currently Supply			Demand	
	Shared	Self Contained	Total	Estimated Need	Difference
Braintree	44	39	83	137	-54
Chelmsford	16	68	84	126	-42
Maldon	10	0	10	8	2
Colchester	204	14	218	259	-41
Tendring	76	10	86	106	-20
Basildon	48	26	74	93	-19
Brentwood	65	9	74	80	-6
Castle Point	24	10	34	36	-2
Rochford	12	19	31	41	-10
Epping	11	37	48	39	9
Harlow	14	22	36	34	2
Uttlesford	25	0	25	30	-5
<b>Total</b>	<b>549</b>	<b>254</b>	<b>803</b>	<b>989</b>	<b>-186</b>

There are a total of 72 supported housing units across Essex for people with a Physical/Sensory Impairment. It is recognised that frequently people with either physical or sensory impairment are able to live in general needs housing if it is of a suitable design and location. Following the success of the learning disability housing brokerage demonstration a post has been identified for 12 months from October 2012 to support people with a physical/sensory impairment to access independent housing options.

## **Need**

Using the projected increase in the population of Adults with Learning Disabilities (as contained in the Market Position Statement) there is an identified need for a further 186 units of housing across Essex, and this is anticipated to increase by a further 200 units by 2015 as young people move from children's to adults services and away from their family home

There is very little data on the accommodation needs of adults with physical impairments, although 54 adults with physical impairments were admitted to registered care in 2010/11 and this is increasing. It is also known that many of these admissions could have been avoided if suitable adaptive accommodation was available.

## **Current challenges**

An on-going need for housing for people with additional needs is clear, however the meeting of this need will require a multiplicity of responses given the range of requirements and the limited options available in a challenging development climate. These challenges include:

- Limited capital available for development at levels of rent and service charge that are affordable and sustainable;
- Limited Disabled Facilities Grant (DFG) revenue funding;
- Recently announced and proposed changes to welfare benefits and housing benefit are impacting on 'affordability' and therefore the range of accommodation options available to people with additional needs.
- Effective utilisation of existing provision – It is estimated that there are 53 voids within shared housing. Work is in progress to ensure information on vacancies is shared widely, so that individuals can be supported to move into accommodation more quickly. Shared housing is now an expectation for young people in the general population, and we need to consider this as a real option for our young people with disabilities;
- The need for easily accessible information and advice explaining what housing options are available;
- The need for Extra Care Housing service models that reflect personalisation and choice;
- The supply of social housing is not keeping up with demand, and the number of owner occupiers is also likely to fall. This could lead to increased

demand in the private rental market for specialist housing, and opportunities for organisations who want to enter or expand in this area;

- Not enough is known about the accommodation needs of vulnerable adults and older people. This is required to help the Accommodation Team plan better for the future.
- Greater understanding of the relationship between housing investment and levels of registered care, and the opportunities this provides

These challenges have informed the development of Essex County Council's strategic vision and commissioning principles.

## **5 Strategic Vision and Commissioning Principles**

Our vision is for a sustainable and varied supply of housing for people with additional needs in the county. The council does not hold statutory housing responsibilities, however, the significance of accommodation to achieving a full range of outcomes for people requires effective and functioning partnerships with:

- District authorities
- Housing developers
- Providers in both the social and private sector.

The overarching direction of travel for Essex County Council's Adult Social Care services is to maximise choice for citizens, support plurality of provision and direct our activity with partners to influence and where possible deliver a range of housing options.

Essex County Council: Corporate Plan 2012-2017 contains our vision, priorities and outcomes, and establishes the Council's priority to 'Protect and Safeguard vulnerable people' and 'Improve public health & wellbeing'.

### **Key Outcomes:**

Good quality stable accommodation is a vital component in the promotion and maintenance of both physical and mental health and wellbeing. The availability of a range of housing options is pivotal in enabling this. Commissioning activity within the accommodation area will contribute to the delivery of Adult Social Care Outcomes in relation to the following areas:

- People living full and independent lives
- People having improved health and wellbeing, and
- Vulnerable people are supported

This strategy recognises that access to appropriate accommodation is fundamental to achieving ECC outcomes for adult social care:

- People have a range of accommodation options in the community that meet their needs
- People have control over who has access to their home
- People are able to move about their home and remain there safely and securely, with the aid of equipment, adaptations or technology
- People can maintain their homes with access to appropriate support
- People have access to appropriate support to enable them to live independently

## **6 Commissioning Intentions and the Way Forward**

ECC is committed to achieving sustainable and high quality housing options for people with additional needs. We have taken the approach that we should be involved in working in partnership with the many parties involved despite it not being a statutory requirement. Our position and experience allow us a unique overview and ability to consider the many options available in an ever changing environment. We believe that taking this role will help ensure that accommodation for people with additional needs is designed to deliver the necessary outcomes for the people whose needs we support.

In order to deliver our vision our key activities over the next two years will include:

- Developing and maximising accommodation options with social, private and housing sector providers
- Contributing to the delivery of specialist housing in Essex by promoting current best practice in the field. A summary of best practice is contained in a separate document that is available on request
- Working with and influencing partners and others with access to accommodation or capital resources to meet the accommodation needs of those with social care and health needs – including supporting bids for capital funding including the £300m fund identified by the Department of Health
- Encourage the private sector to develop housing options for older owner occupiers
- Supporting the delivery of specialist housing for adults with learning disabilities, adults with physical/sensory impairment and adults with autism, with a capital investment of up to £6m over the years 2013 -2016. This is one example of ECC using its assets to support the development of specialist housing
- We will continue to investigate the use of ECC capital or property assets to support the provision of housing for people with additional needs
- Working with partners to inform the commissioning of new developments of specialist housing in the county, current activity includes new developments of specialist housing in Chelmsford, Colchester, Castle Point, Braintree and Saffron Walden
- Further development of housing brokerage activity

- Identify and explore with partners, including the third sector different ways of meeting housing need for people with additional needs e.g. Support Tenants
- Maintaining effective links with operational teams so that utilisation of accommodation resources are maximised
- Reducing numbers of people moving to registered care when their choice and needs could be met in a housing option
- Supporting the 'progression principle' as a priority for older people and Working Age Adults

Section 7 of this Strategy outlines our investment and delivery plan in more detail with timescales included.

## **7 Investment and Delivery plan**

### **Investment Plan**

ECC has agreed a £6,000,000 capital programme for the award of grant to housing providers for the development of a minimum of 60 units of self-contained housing for people with learning disabilities, people with physical/sensory impairment, and for people with autism in the county. The capital is available between 2013 and 2016 and a bid exercise commenced in December 2012 with grant decisions anticipated in April 2013.

Any opportunities to access land or capital for the development of specialist housing over the life of this strategy will be assessed and evaluated on a case by case basis and follow the ECC governance process.

## Delivery Plan

	Objective	Actions	Responsibility	Deadline
1	Develop evidence base on accommodation needs to provide intelligence for commissioning activity	<ul style="list-style-type: none"> <li>• Create and maintain a supply map of specialist housing in Essex to inform strategic planning and commissioning activity</li> <li>• Evaluation and review activity of existing and new specialist housing</li> <li>• Develop a greater understanding of housing need using range of evidence sources and best practice</li> </ul>	Accommodation Team Information and Intelligence AACM	Ongoing
2	Relationship/Partnership Activity – Market Engagement	<ul style="list-style-type: none"> <li>• Develop and maintain relationships with existing and new providers of accommodation in Essex and inform models of provision</li> <li>• Co-ordinate events for housing partners to provide opportunity to share strategic direction of ECC</li> </ul>	Accommodation Team	Ongoing
3	Policy development	<ul style="list-style-type: none"> <li>• Maintain knowledge on national policy that impacts on the</li> </ul>	Accommodation Team	Ongoing

	Objective	Actions	Responsibility	Deadline
		delivery of housing for people with additional needs i.e. welfare reform, capital funding programmes	ECC Welfare Reform group	
4	Utilisation and void management of specialist housing.	<ul style="list-style-type: none"> <li>• Identification of blockages and changes required to referral and nominations processes for specialist housing</li> <li>• Implement changes in partnership with operations and SPT</li> </ul>	Accommodation Team ECC – SPT AACM Registered providers	Sep 2013
5	Remodelling of LD shared housing where long term voids persist	<ul style="list-style-type: none"> <li>• With partners draw up proposals for remodelling and decommissioning</li> <li>• Re-negotiate eligibility &amp; nominations agreements where changes are required, or where these have expired or are not in place</li> </ul>	Accommodation Team Registered Providers	Mar 2014
6	Manage the £6m Capital Funding Programme	<ul style="list-style-type: none"> <li>• Lead and manage the bid submission activity</li> <li>• Co-ordinate evaluations and grant award activity</li> <li>• Provide commissioning support for all new developments and</li> </ul>	Accommodation Team Finance Legal Corporate	Mar 2016

	Objective	Actions	Responsibility	Deadline
		ensure nominations and grant agreements in place	Procurement Property Services	
7	Capital for specialist housing £300,000  4 units Braintree (LD)  8 units Colchester (L & PS & I)	<ul style="list-style-type: none"> <li>• Ensure Grant agreements in place</li> <li>• Ensure Eligibility and nominations agreement in place</li> </ul>	Accommodation Team	Jul 2013
8	New specialist housing developments	<ul style="list-style-type: none"> <li>• Work with partners to identify opportunities and commission specialist housing</li> <li>• Negotiate eligibility and nominations agreements, setting up allocations panels and work in partnership to identify new service models. Known new developments are listed below</li> <li>• Inclusion Housing (2013)</li> <li>• Beresford Close (2013)</li> <li>• Genesis Housing – Extra Care (2014)</li> <li>• Saffron Walden – Extra Care</li> </ul>	Accommodation team	Ongoing

	Objective	Actions	Responsibility	Deadline
		2015		
9	Information – develop and improve housing information for people with additional needs	<ul style="list-style-type: none"> <li>Review current information and produce information as required for both ECC and external users</li> <li>Support operational teams with specialist housing advice</li> </ul>	Accommodation Team	Mar 13 and ongoing
10	Housing Brokerage Activity –	<ul style="list-style-type: none"> <li>Learning Disabilities – Extend service to Mar 2014 and maintain partnership with Dimensions</li> <li>Publish evaluation report</li> <li>Physical Impairments – Oversee 12 month Housing Brokerage Service - evaluate at 9 months</li> </ul>	Accommodation Team Dimensions NDTi	Evaluation Report Feb 2013  Jul 2013  Evaluation to commence June 2013
11	Extra Care Housing – ongoing review	<ul style="list-style-type: none"> <li>Review Poplar House Basildon</li> <li>Review Helen Court – Witham</li> </ul>	Accommodation Team  Commissioning Support	May 2013  Jan 2013

	Objective	Actions	Responsibility	Deadline
		<ul style="list-style-type: none"> <li>Review Gt Bradfords and The Cannons</li> <li>Maintain overview of allocations and nominations. Review partnership agreements at schemes</li> </ul>	Business Management	Jul 2013
12	To work with housing providers of extra care/sheltered housing to develop alternative ways to deliver support both within and external to the housing schemes	<ul style="list-style-type: none"> <li>Work in partnership with housing and care providers to identify opportunities to deliver a range of services in the future that do not rely on block contracts from ECC</li> </ul>	Accommodation Team Housing Related Support	Mar 2014
13	Community Budgets	<ul style="list-style-type: none"> <li>Support and contribute to the Housing Enabler workstream</li> </ul>	Accommodation Team	Ongoing

This information is issued by  
**Essex County Council, Adults, Health and Community Wellbeing, Strategic Planning  
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