

Accommodation with Support Programme

A programme within the Transformation, Investment & Reform Programme

Plan on a page: Accommodation with support

Programme Requirements

- 1. Drive delivery of programmes to build suitable accommodation options that meet the growing demand**
 1. Extra Care Housing
 2. Supported Living
 3. Key Worker Housing
 4. Gateway projects at Bridport & Purbeck
- 2. Build and develop a strategic partnerships** with health and Registered providers to enhance relationships and build housing and health services as part of joint developments

Benefits Card



Extra Care can reduce social isolation
Extra Care enables couples and friends to stay together
Supported Living promotes independence and development of skills



Helps prevent or delays need for care home setting
Reduces or avoids use of more expensive, institutional forms of care or out of county for Supported Living
Good key worker housing helps support challenges in recruitment and retention of workforce



Extra Care and Supported Living would model a cost avoidance benefit



New accommodation will support delivery of good environmental design

Delivered to date

- Procurement, specification and delivery of **18 flats of relocatable housing in Wareham** to support people with learning disability & mental health needs or people with a physical disability to live independently or those in urgent need for a home.
- Set out our ambitions and requirements for Extra care developments in the county through our refined strategy
- Worked with a Registered Partner to deliver a new 54-unit extra care scheme in Gillingham and to establish the Nomination and Allocations processes
- Received approval for an **Outline Business Case setting out the need for new Supported Living services**, and using a detailed evidence base to establish priority areas and housing types.
- Completed **design of specialist accommodation for adults with Learning Disability**, 16 units in Dorchester and 4 units in Weymouth – completed late 2023.
- A new proposed delivery mechanism and procurement approach outlined for delivery of Extra Care housing
- Market Engagement with development partners to gather market intelligence on proposals for Extra Care and Supported Living developments completed

Expected delivery

- **Opening of St Martins Extra Care** Scheme in Gillingham – September 2024
- Deliver on what's set out with the **Extra Care Strategy** with initial work for four new extra care schemes across the county
- Delivery of additional **supported living accommodation units** on Dorset Council sites allocated to the programme
- **Phase two for relocatable housing** – location, site and demand
- Delivery of additional **Key worker Housing** as part of wider developments

Council Plan & ICP Strategy Delivery



Supporting delivery of the Council plan by **Creating stronger and healthier communities**, **Creating sustainable development and housing and driving economic prosperity**

Supporting the ICP Strategy by joining up health and housing, integrating care and support with health and supporting prevention & wellbeing in communities

Project: Extra Care Housing Strategic Partnership

A project to establish a Strategic Development Partnership to bring forward 4 new Extra Care Housing developments in strategic locations across Dorset. The Extra Care Housing Strategic Statement sets out the need for new schemes across these locations, the role that ECH will take in Dorset, and the expected benefits.

- Bridport
- Wareham
- Weymouth
- Ferndown

Sites need to have capacity for minimum of 55 units of Extra Care accommodation, in town centre locations with good level access to amenities, shops, and health services.

The outcome of previous procurements and subsequent market feedback indicates that a package of development opportunities is more attractive to potential developers than procuring each site individually.

Delivery of between 220 and 320 new units of Extra Care Accommodation over a 10-year period, estimated to bring revenue savings or avoidances of approximately £950,000 to £1,300,000 per annum once all schemes are fully operational.

NOTE: Cost savings or avoidances based on financial modelling to support ECH Strategic statement, assuming 40%-60% of scheme supporting complex need to avoid care home admission or facilitate step-down, and do not account for most recent Cost of Care uplift.

- **Commercial Advice and Procurement advice** provided by Atkins-Realis, to produce final report **June 2024**
- **Cabinet approval July 2024**
- **Procurement launch** estimated for **July 2024**
- **Procurement timescale TBC, estimated July 24 – Jun 25**

Project: Supported Housing Development

A programme of small Supported Living developments, aiming to deliver up to 80 new units of accommodation over a 4 year period.

The need for new services has been established through analysis of accommodation and support need recorded through MOSAIC, and presented through overarching business case in March 2023. The business case set out a detailed evidence base to establish priorities and recommended a mixed approach to delivery – to include commissioning from market providers as well as direct development. A £3m of Capital funding over 4 years has been secured to support delivery the project.

This is both to meet new need and to shape the existing market by providing alternative accommodation options in areas with overreliance on poor service provision.

Initial market engagement session was held in June 23, and a more detailed session took place on 26th September 23. Feedback has been collated and is informing Commissioning Plan to be produced by end of February 2024. Expressions of interest made for DC-owned sites. Option appraisals and full business cases will be undertaken for these sites, including recommended delivery approaches.

The proposed approach is to focus on three main models of accommodation with support:

- 1) Shared houses for young people, designed to offer something similar to the student experience. These should have a clear focus on the development of independent living skills, links to local colleges and vocational training, and support for move on into more independent settled accommodation. There is a clear need for specialist support around mental health need for younger people.
- 2) small clusters of 4-6 self-contained properties, benefiting from a shared support service in a small community that is well integrated and linked with wider neighbourhood and community
- 3) bespoke properties for individuals with complex needs, who can be designed to a high specification. Generally, this will be for people who are unlikely to benefit from a shared support service. However, we are also aware of a cohort of people who currently live in shared Residential Care services for whom small-scale shared supported living may be the most appropriate step down from institutional care.



Project: Supported Housing Development 2

Site	Location	Use	Status	Timescale
Dorchester Road	Weymouth	Shared house for 4 young people	Refurbishment led by Advance Housing Nominations process began January, concluded April 2024	Opened May 2024
Wool Chipping Depot	Wool	3 self-contained bungalows for complex need	Business Case complete by Summer 24	Summer 2025
Lime Tree Bungalow	Sherborne	Shared house for 2 people Potential to include two additional bungalows on site, subject to agreement by Property and Assets	Refurbishment scoped January 24, working with Assets and Regeneration to procure refurbishment works	Autumn 2024
Winnards Close	Ferndown	Up to 7 self-contained bungalows for people with complex Learning Disability and Autism	3 rd Party Developer liaising with RP partners ahead of purchasing site and pursuing planning consent	Winter 2024
Greenwood Centre site	Dorchester	Up to 6 self-contained apartments with shared support as part of larger residential development Potential to develop Short Breaks	Site allocated to Accommodation with Support Programme and Childrens Services for joint Supported Living scheme May 2024	2025-26
Churchill Road Garages	Blandford	1-2 self-contained bungalows for people with complex support needs need	Site allocated to Accommodation with Support Programme May 2024	2025-26
Littlemoor	Weymouth	Up to 6 self-contained apartments with shared support as part of larger residential development	Expression of Interest for site, appraisal to be completed Spring 2024	2025-26
Coldharbour	Sherborne	Up to 6 self-contained apartments or bungalows as part of larger residential development	Liaising with 3 rd Party Developer regarding options	2025-26

Project: Nominations, Allocations, and Void Management

- Establishing an efficient and equitable process under which referrals to accommodation can be made, and decisions about allocation can be taken
- Nomination & Allocation process established for new Extra Care and Supported Living schemes
- Trialled new processes at Elizabeth Court, Dorchester Road, and Trailway Court. Trial at scale with St Martins Extra Care scheme.
- Currently piloting Nominations Coordinator role to support panel for new schemes and existing schemes, on fixed term contract basis until 31 March 2025

Project: Accommodation with Support Design Guide

- Producing a Guide to Good Design in Specialist Accommodation
- Draws on national good practice, but also local insight and expertise from range of stakeholders and users of accommodation services
- Two versions of the guide will cover Extra Care Housing and Supported Living
- Provides specification for commissioned or developed accommodation, and guidance for other developments
- Research and best-practice sharing around specialist Housing Occupational Therapist post
- Market Engagement Workshops focusing on Extra Care Housing and Supported Living both taking place during May 2025
- Feedback from Market Engagement will inform new draft of the guide.



Project: Accommodation Need Data and Intelligence

- Implemented form in MOSAIC system to capture accommodation need, including environmental factors
- As of July 2023, 480 submissions, with rich data set – provided evidence base for Supported Living business case
- Can be used to inform bespoke solutions for individuals, as well as strategic development priorities
- Considered how data capture can be extended to younger children to project accommodation need for young people transitioning to Adult services, as part of evidence base for B2SA accommodation workstream – agreement reached around use by Transition Team and point of referral to Transition Team to also consider lead-times for accommodation need
- Review of questions within form to refine data – changes requested via IT to update form
- Developing outcomes system to measure success of project delivery
- Develop reporting dashboard for self-serve commissioning intelligence
- Refresh of data analysis underway, to pick up forms completed since July 2023. Refreshed data will be incorporated into Commissioning Plan