

REPORT TO SUPPORT THE COUCIL MOTION TRACKER (NOV 2021) - FUTURE OF CARE HOMES AND HOUSING PROVISION FOR OVER 60S AND THE STRENGTHENING OF THE BOROUGH'S MENTAL AND PHYSICAL HEALTH OFFER

1. To produce a baseline report that assesses our current housing stock: focusing on capacity, quality and adaptability.

A stock condition survey is currently underway, results expected Jan 2022 (STH are leading this work). The survey will establish the condition/quality of the housing stock to help identify and programme future works. It will also provide an eco-assessment for zero carbon requirements. The findings will confirm Decent Homes Standard compliance, reveal any health and safety concerns, and enable asset management/financial records and energy performance/EPC ratings to be updated.

The Council/STH hold information/intelligence on capacity and quality of the housing stock including adapted properties. For example the number of properties that have already been adapted (adaptations vary from level access showers, ceiling hoists, stairlifts, door widening through to extensions). The Council/STH are also able to report on properties suitable for full adaptation, these are primarily ground floor properties and bungalows.

A review of the Disabled Adaptations Policy is underway to speed up processes and help improve the customer journey.

A review of four sheltered housing schemes is currently underway to help raise standards for older residents – options appraisals to be developed:

- Clarkshill, Prestwich
- Harwood House, Tottington
- Mosses House, Bury
- Taylor House, Brandlesholme

The review will include an evaluation of housing related support for older people and specialist groups.

2. To consult with residents of all ages and produce a report outlining future demand for housing, mental and physical health provision for residents over 60 years old or those requiring care.

In 2020, Campbell Tickell were appointed by the Council to undertake a Housing Need and Demand Assessment in the Borough. Residents of all ages were consulted and a report outlining future needs and demand for housing was produced in August 2020. A copy of this report (Housing Need & Demand Assessment 2020) can be found by clicking the following link
<https://www.bury.gov.uk/index.aspx?articleid=15866>

The Housing Need and Demand Assessment offers an up-to-date analysis of the social, economic, housing and demographic characteristics of the Borough. It provides an estimate of housing need and anticipated future demand for housing

across the Borough. It identifies the type and size of housing needed by tenure and household type and includes an assessment of the current and future needs of older people and specialist groups to support housing/planning policies.

In addition, Adult Social Care have commissioned the Housing LIN to determine the future needs of older people and people with long-term health conditions, mental health and autism. This information will enhance knowledge and supplement the data in the Housing Need and Demand Assessment. Market Position Statements are being developed for older people and those with specialist needs which will feed into a Strategy.

3. To produce a baseline report that identifies current services and facilities which are available

Listed below are details of the facilities and services available at Peachment Place and Red Bank extra care schemes:

- bistro
- beauty salon (Peachment Place)
- landscaped gardens
- communal lounges/activities for residents
- adapted kitchens
- level access bathrooms with walk-in showers
- assisted bathing/bath hoists
- scooter storage and charging facilities
- powered doors opening/closing
- warden call/24-hour emergency call systems - Tunstall monitoring systems
- on site care packages
- laundry facilities
- free parking for residents and visitors
- lifts
- guest rooms

Listed below are details of the facilities and services available at the Council's sheltered housing schemes:

- warden call/24-hour emergency call systems and repair services - Tunstall monitoring systems
- on site care packages
- adaptations where required to meet needs
- fitted kitchens
- wet rooms
- communal gardens
- laundry facilities
- free parking for residents and visitors
- communal lounges/activities for residents
- lifts
- guest rooms

4. To set out plans for delivering any new identified housing, mental and physical health provision

Joint commissioning and delivery of specialist housing schemes in partnership with registered providers, including the former William Kemp Heaton site which will have provision for people with a disability and/or learning disability.

5. Adult Social Care (ASC) housing vision, strategy, and market position statement for those with additional needs

Community Commissioning in collaboration with the Housing LIN (industry leads in housing issues, knowledge and data) are compiling a Bury ASC housing vision, strategy, and market position statement for those with additional needs. This will highlight current and future demand/requirements for specialist housing in Bury. The detail will be across three cohorts, those who have a learning disability or autism, those who have a mental health illness and our older population who have additional needs. Alongside utilising and assessing the data and to help build the picture for housing in Bury, the Housing LIN have drawn on previous engagement activity whilst also liaising with people with lived experience, staff, and partners to gain an important insight.

The documents created from this work will help to develop projections for the coming years ensuring we have not only enough housing stock in Bury but at the right time, location, scale, quality, and type to meet the varied requirements in Bury. Once completed these documents will become the backbone of our ASC housing agenda and be the blueprint for housing developers, providers, and care providers to plan their business and deliver future schemes.

We anticipate the work should be completed this year and will be shared widely at the earliest opportunity.