

# Independent Living Programme

## Position Statement

October 2015

Visit us at  
<https://www.essex.gov.uk>



Essex County Council

# Contents

1. Definition .....	3
Purpose.....	3
Eligibility .....	3
Features .....	4
2. Demand .....	5
3. Site Characteristics.....	6
4. Care Provision.....	7
5. The Workforce .....	9
6. Delivery Models.....	10
7. Care and support services Revenue resourcing.....	11

# 1. Definition

## Purpose

Independent Living (previously known as Extra Care) is housing for people over the age of 55 whose current home no longer meets their needs. The reason for a move into Independent Living could be for a range of reasons including:

- 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.

## Eligibility

Independent Living should be available to people aged 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 that are necessary to make the required 24/7 emergency care and support service affordable and viable could be defined.

Independent Living can work for people with a care and support need, including people with dementia. Independent Living housing should seek to maintain a balance of needs within a community. The best balance will depend on the scale, location and stated purpose of discrete developments. Broadly, an even balance of low or no care need (0 – 9 hours/week), medium care need (10 – 15 hours/week) and high care need (15+ hours/week) should be maintained.

It should be noted that, 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 can be met regardless of changes in their circumstances so that the likelihood of a future move to another type of accommodation is minimised.

## Features

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. It should be designed to Lifetime Home Standards, providing a flexible home for life that enables individuals' independent to be supported as needs change.

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

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

Independent Living communities may include a variety of other features depending on the scale, location and stated purpose of individual developments. Other features could be: provision of communal space for social activities; a dining room and meal service; amenities such as hair dresser, fitness suite, GP or other health services; shop; social care services etc.

Independent Living communities should offer the full range of tenures in order to appeal to the high number of older owner occupiers in Essex and 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.

## 2. Demand

- There are currently around 5,000 individuals aged 55+ on the social care register who have a care need between 4 – 16 hours per week (a qualifying criteria for existing Independent Living housing).
- Around 1,000 of these individuals have been assessed to be inappropriately placed into residential care due to a shortage of Extra Care accommodation across the county.
- At this stage a target of 2,500 Independent Living units that are available as either social/affordable rented units or affordable ownership options has been set; this will be subject to refinement as the programme progresses and prevalence rates become apparent.
- Development viability and social inclusion mean that schemes may include units for individuals who self-fund their care and support services (i.e. are not on Essex County Council's social care register). Meeting this requirement is not included in the target of 2,500 Independent Living units.
- Based on the number of units already available and those in development, a further 1,943 units are required to meet the target of 2,500 Independent Living units. See the table below for a breakdown of units required by District and tenure type. The proportion of units required for each tenure type is based on prevalence of each tenure amongst individuals aged 55+ on the social care register who have a care need between 4 – 16 hours per week. The proportion varies by District.

District	Population 55+ (at 2020)	Eligible Social Care Clients	Target # of units		Units Existing		Units In development		Units Required by 2020		Total number of units required by 2020
			Rent	Ownership	Rent	Ownership	Rent	Ownership	Rent	Ownership	
Tendring	65,466	643	186	135	30	0	118	0	38	135	174
Chelmsford	58,490	521	109	151	65	0	0	0	44	151	196
Colchester	57,043	522	133	128	56	0	0	0	77	128	205
Basildon	56,667	609	143	161	65	0	0	0	78	161	240
Braintree	54,187	591	160	136	89	0	0	0	71	136	207
Epping Forest	45,252	414	77	130	40	0	0	0	37	130	167
Castle Point	37,063	361	51	130	0	0	0	0	51	130	181
Rochford	32,923	313	49	108	30	0	0	0	19	108	127
Uttlesford	31,040	238	69	50	0	0	0	0	69	50	119
Brentwood	27,041	267	59	75	26	0	0	0	33	75	108
Maldon	26,774	229	47	68	0	0	0	0	47	68	115
Harlow	24,765	300	86	65	42	0	0	0	44	65	108
<b>Essex Total</b>	<b>516,711</b>	<b>5,008</b>	<b>1,168</b>	<b>1,336</b>	<b>443</b>	<b>0</b>	<b>118</b>	<b>0</b>	<b>607</b>	<b>1,336</b>	<b>1,943</b>

**\*Note: The information in the table above is correct at the time of publication. Developers/Providers and other interested parties should approach ECC for the most up-to-date figures.**

### 3. Site Characteristics

Characteristic	Description
<b>Size (acres)</b>	Dependent on no of units and storeys.
<b>No of units</b>	60 - 300
<b>Building storey heights</b>	Buildings over one storey will require lifts.
<b>Location/ setting</b>	Close to town centre. Ideally schemes would be in a large town or large village in close proximity to public transport links to access a larger urban centre.
<b>Transport</b>	Good access to transport
<b>Local amenity</b>	Good access to amenities
<b>Green space</b>	Communal private green space
<b>Parking</b>	Visitor parking
<b>Security</b>	By design
<b>What</b>	Self contained flats or town houses. A blend of 1 and 2 bedroom units. All units to have en-suite bathroom, living room with sufficient space for a dining table, kitchen.
<b>Other accommodation</b>	Staff accommodation (sleeping quarters and lounge), space for overnight visitors, communal social facilities.

Having identified an estimated requirement for Independent Living based upon the number of households receiving support and care at home who may benefit from better accommodation, Essex County Council would support and assist in enabling the development of supported housing that meets this need. This may be through sites currently in public ownership, secured through planning gain or identified and promoted by others. Local planning authorities who have not made allocations of sites for this purpose may be presented with a number of options. The purpose of the Independent Living Programme is to enhance joint working between Essex County Council, local housing and planning authorities and other statutory and voluntary organisations. Potential sites should therefore only be considered for this purpose where these partners agree that criteria such as location, size, viability design and access / nomination agreements are consistent with the aims of the Independent Living Programme. This also applies to the redevelopment of existing buildings.

The evidence of need should not be used to support the development of housing for older people on sites that are not suitable or will not for other reasons meet the aims of the Independent Living Programme.

## 4. Care Provision

Independent Living communities will meet a range of individual lifestyle and care needs and be able to adapt to changing care and support needs.

The provision of Care and Support Services within Independent Living communities has an ethos that promotes independence, supporting individuals to retain and/or regain independence. People are encouraged to perform tasks themselves, rather than having tasks done for them.

All Independent Living communities will provide an on-site 24/7 care and support ‘peace of mind service,’ including night care, that responds to emergency and specific unplanned care needs. Night care will be provided by staff who are awake all night to guarantee the best response times. The on-site care and support provider will also provide personalised care services to residents with planned care needs.

Care and Support Services must link into local community and voluntary organisations to join up with existing services and expertise.

A full range of care and support services through to end of life care should be available. Independent Living should be a ‘home for life’ wherever possible.



## 5. The Workforce

The county has lower than average unemployment but also a lower than average skills level. Approximately 100,000 people claim out of work benefits with approximately 21,000 people claiming job seekers allowance.

There is competition for labour and this leads to a skills shortage in key growth sectors. The Essex Employment and Skills Board has identified Care as a key Growth Sector with significant vacancies and unmet demand.

Recruitment and retention of staff is one of the challenges social care providers face in Essex, particularly in the more rural areas.

Independent Living communities may be more attractive to potential care staff as services are delivered on a single site.

## 6. Delivery Models

In 2014 Essex County Council began developing a strategic approach to the delivery of housing for older people at scale. Involving Districts, providers and developers Essex County Council has determined to establish a Developer-Provider Framework to enable Independent Living schemes on land owned and/or made available to public sector organisations to be brought forward for development efficiently and effectively. Procurement of the Developer – Provider Framework will begin in September 2015 with the expectation that the Framework will be active in July 2016.

Further to the decision to establish a Developer-Provider Framework, Essex County Council has set aside a capital grant allocation of £27.7m to support the delivery of 1,800 units of Independent Living. This budget is available to spend on schemes developed between 2015/16 – 2021/22. Schemes requiring grant support can be those coming forward through the Developer-Provider Framework or by developers with their own sites.

In order to support development of housing for the older population while progress on the strategic approach to delivery continued, in 2014/15 Essex County Council awarded over £3.6m grant funding to support the delivery of 120 units of Extra Care accommodation. Essex County Council launched a £5m fund for 2015/16 and 2016/17 to continue to provide grant support for schemes that meet the criteria.

## 7. Care and Support Services, Revenue Resourcing

Currently, we provide managed personal budgets to meet the various care costs of those living in Independent Living communities who have eligible needs. A core 24/7 care and support service along with care packages is block funded using managed personal budgets. Clients contribute to costs of the core 24/7 care and support service through their other benefit payments and/or personal finances.

However, in order to respond appropriately to the increasing drive towards personalization of services, over the next few years Essex County Council will be shifting the commissioning approach for care and support services within Independent Living. We want providers to develop ‘market ready’ schemes that are independent of Essex County Council commissioning support. Providers should be offering services at their own risk to residents who will be supported with Direct Payments by Essex County Council (or could be self-funders). Residents will work directly with the care and support service providers to directly purchase services using their Direct Payment and/or private funds.

Essex County Council is currently developing an implementation plan covering how this shift in commissioning approach will be managed and supported both internally and with our care and support service provider partners.

This information is issued by

Essex County Council

You can contact us in the following ways:

By email

[Gary.heathcote@essex.gov.uk](mailto:Gary.heathcote@essex.gov.uk)

Visit our website

[Essex.gov.uk](http://Essex.gov.uk)

Read our online magazine at [essex.gov.uk/ew](http://essex.gov.uk/ew)

Follow us on  [@Essex\\_CC](https://twitter.com/Essex_CC)

Find us on  [facebook.com/essexcountycouncil](https://facebook.com/essexcountycouncil)

The information contained in this document can be translated, and/or made available in alternative formats, on request.

Published: May 2015