



Independent Living for Older People

A new way of supporting older people to live independently in Essex.



Our vision for Essex



ECC believe that older people with a care need (and their support networks) should benefit from:

- Increased independence
- Aspirational choices
- Clearly understanding the options available to them
- Peace of mind
- Remaining living within their existing communities.



The additional positive impacts of a Independent living scheme:

- Couples can stay together
- Older people are able to maintain their smaller homes, complete with facilities, neighbours, gardens, parking and importantly healthcare.
- Families are able to visit freely.
- Larger houses become available for younger families.
- Benefits in service delivery by Health and Social Care and reduced costs .

Why choose Independent Living?

- “I have **my own front door** – I decide who comes in”
- “I can rely on **24 hour care and support** if there is an emergency”
- “We feel more secure knowing that we have **planned for our future.**”
- “I live closer to the shops and feel **more independent**”
- “I can **stay living together** with my partner, who has a care need”
- “We’ve **downsized** to a smaller, attractive home that is more suited to our needs”
- “I feel **less of a burden** on my children”
- “I’m more active and have **met new people**”



Six Key Factors to Accelerating Delivery

FACTOR	OUTCOME
DEFINITION	A precise explanation of the purpose, eligibility and features of Independent Living.
DEMAND	Demographic demand articulated by ECC and endorsed by Districts.
DELIVERY MODEL	Most effective delivery models identified and tested
CARE	Care model identified and being tested.
RENTS	Appropriate and affordable rent levels
PLANNING	Embedding in the Districts planning policies and procedures the demands for Independent Living.



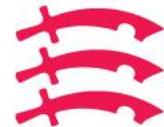
Definition & Care

- For people aged 55+
- Attractive, self-contained housing . A mixture of 1 and 2 bed apartments
- 24/7 care and support should be based on the site
- Scheme size typically from 60-300 units
- Ideally schemes would be in a large town or large village in close proximity to public transport links to access a larger urban center.
- 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.
- Care delivered through direct payments with choice



Demand

- Move away from National equations of need
 - Look at actual service users receiving care and current practice
 - Build in District differences
 - Apply growth estimations
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- Position statement showing demand by tenure type and district
 - Target of 1800 residents in new units of Independent Living; 43% rented and 57% owned within 5 years



Delivery Model(s)

Delivery model is dependent on source of land

- The grant funding model supports delivery of schemes being brought forward by developer/ providers on land that they have sourced
- A developer/ provider framework that will be used to efficiently appoint developer/providers to take forward schemes on land owned by the public sector.

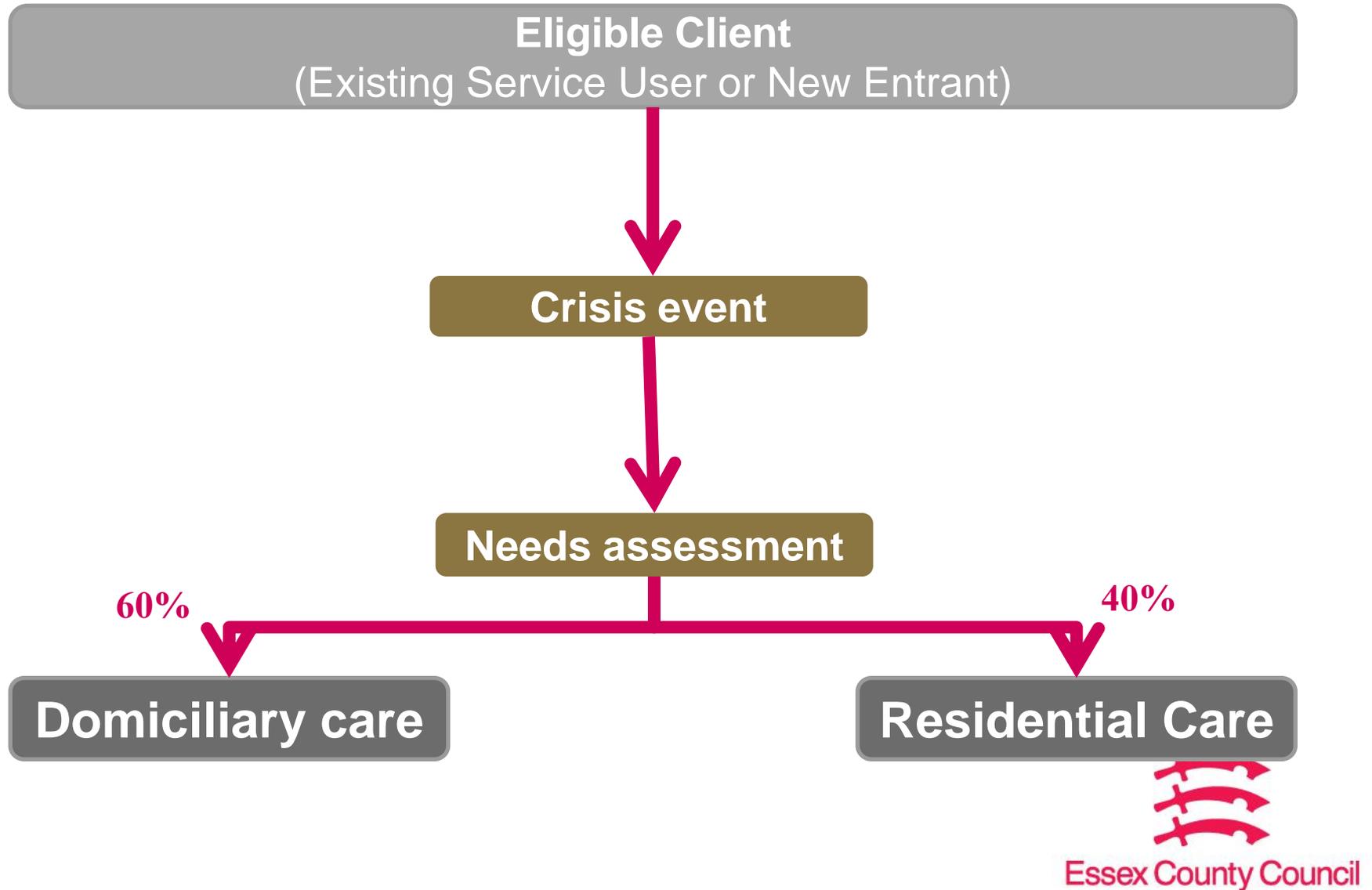


Capital and Revenue

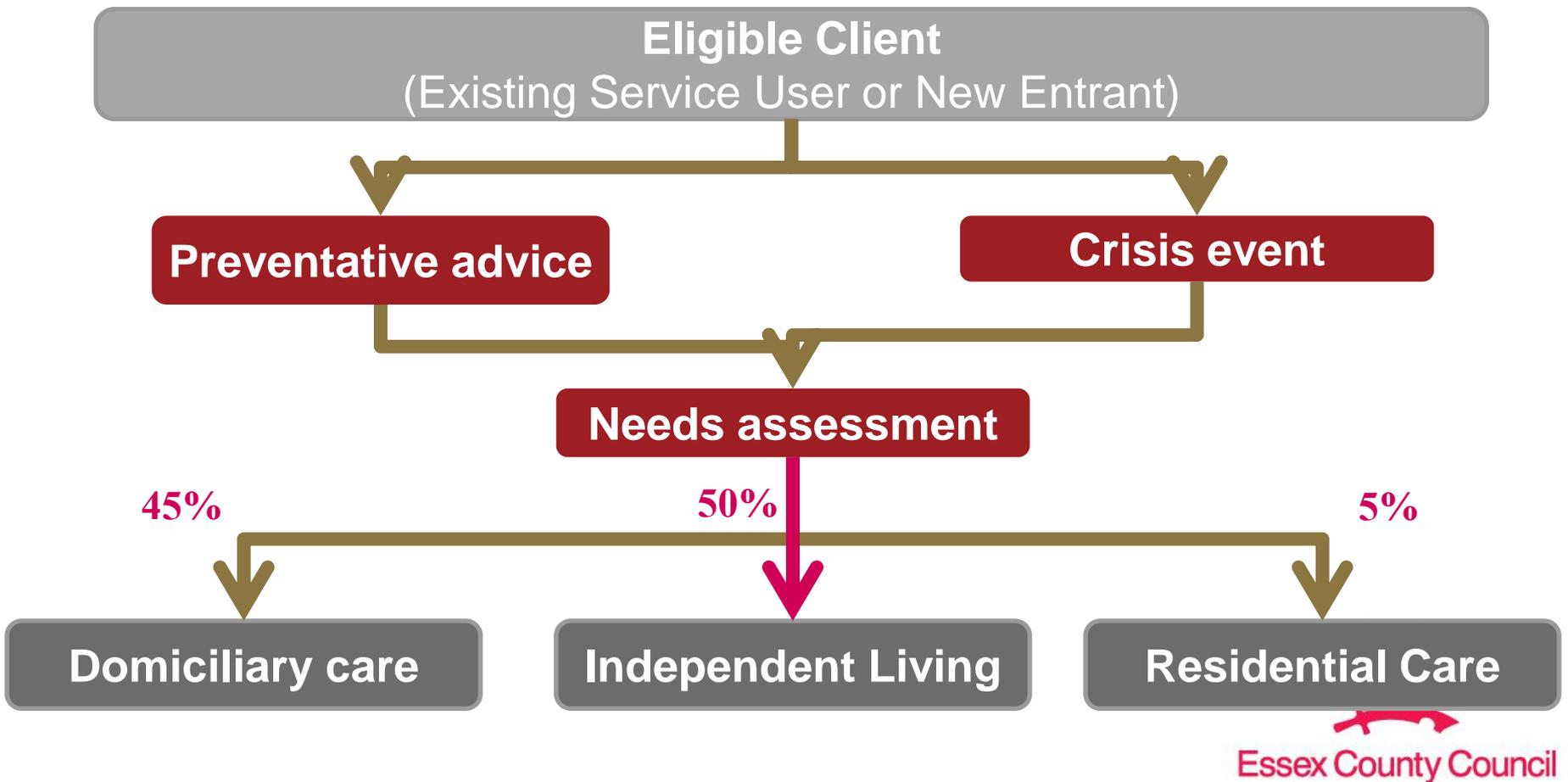
- Investment agreed of £27m over 5 years
- Average subsidy for each affordable unit circa £35,000. No subsidy assumed for owned units
- Each unit of Independent Living (rented and owned) delivers a care cost saving



RESIDENTIAL CARE AVOIDANCE: What Happens Now



RESIDENTIAL CARE AVOIDANCE : Independent Living as a Service Choice



Change Programme

- As important as the buildings
 - Right advice at the right time, options available
 - Branding and materials
 - Operational teams briefed
 - Effective communication strategy
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- 'Team around the Scheme' – 12 months out



Current Position

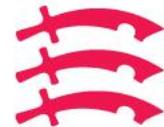
- Next scheme opens in Harwich next Month
- A scheme in Walton open in March 17
- On site at scheme in Saffron Walden
- Planning achieved or submitted for 6 more
- Pipeline of 1400 units

- Embed the Change Programme

- <https://www.livingwellessex.org/at-home/finding-somewhere-to-live/independent-living-housing/>



Workshop Key Questions



Making it Happen

- What financial incentives, both capital and revenue, will support new older people's housing developments?
- What strategic partnerships can smooth development of new housing schemes for older people?
- What new ideas and innovations should be introduced to make schemes viable and attractive to new potential customers

