



City of
Doncaster
Council

Meeting the housing and support needs for people with vulnerabilities

Planning for New Supported Housing

Bringing together needs assessment, strategy and evidence:

Sheffield Hallam University Research (CRESR) (2015)

- Profile of Older People (aged 55+) housing and related provision in relation to current and future housing and related needs and preferences to inform a strategic plan of housing or accommodation options for the future.
- **Arc4 Housing Needs Study (2019)**
 - Commentary focussed on specific groups (Specialist Older People, People with a Physical Disability).
- **SY & Bassetlaw ICB Strategic Housing Needs Assessment 2020**
 - Focus on people with a Learning Disability, Autistic people and people with Mental Health needs
- **Housing Strategy Refresh 2020 – 2025**
- **AHWB Approval of Approaches 2022**
 - Living Well Housing and Support Report 2022
 - Ageing Well Housing and Support Report 2022

Housing Strategy 2020-25

General housing stock should be as accessible and flexible as possible, to allow the majority of people to continue to live in their existing homes and communities

- Aids, adaptations and new technologies to support independent living
- Care and support that is based on their assessed needs
- Making the best use of the existing specialist housing in the borough

Summary of housing need by group

- **Older People** - demand is largely for 1, 2 or 3 bed bungalows, tailored care and support models including Extra Care Housing are needed
- **People with Physical Disabilities**—1 and 2 bedroom, including accessible and adapted properties including, estimated 665 more wheelchair accessible homes
- **People with Learning Disability and/ or Autism** - 1 and 2 bedroom, including specialist accommodation, estimated total 225 over 10 years, some of which may be met using existing properties differently.
- **People with long term mental health needs** – step down accommodation / supported Living (more detail needed) estimated 58 over 10 years.
- **Young People Leaving Care** – converted two bed homes

Scope of Specialist Housing and Support

People with learning disability and/or Autism - Includes those with lower level through to highly complex needs and challenges

People with Mental Health Needs - Includes those with severe mental health problems, and those with complex rehabilitation and recovery needs

People with Physical Disability - Including people of all ages, including those with progressive conditions and changing levels of need

Older People - Including people with increasing frailty, and those with dementia

Key Planning Partners and their roles

- **Strategic Housing**

- Vulnerable Persons Housing strategic lead
- Development and delivery of the Housing Delivery Plan
- Provision of the Housing expertise to support colleagues in the development and provision of housing including providing the link into and with the wider Strategic Housing Functions

- **Public Health and Strategic Commissioning**

- Lead the process of identifying and understanding population needs, ensuring a supply of services to meet that need to improve the health and wellbeing for all residents, development of pathways, strategic partnerships, systems working.
- Develop strategic plans to improve wellbeing based on best and current practice, and providing value for money.
- Reduce inequalities between the individuals, ensure that all residents have access to the best services where needed.

- **Performance, Insight and Change**

- Providing insight and guidance to the development of strategic and delivery plans
- Supporting the programme through the development and provision of information and data including the JSNA
- Provision of the systems and processes to enable the collection analysis and presentation of data.

Key Planning Partners and their roles

- **Operational Commissioning**

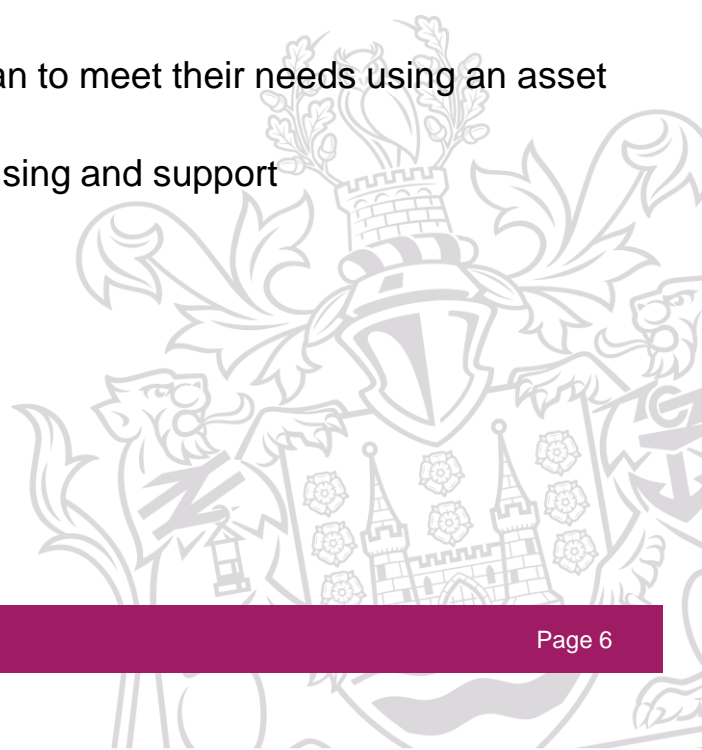
- Procurement, management, monitoring and development of service contracts, across the commissioning cycle (review, analyse, revision of specifications, evidence based practice)
- Working with delivery partners, e.g. Adult Social Care, providers, and people with lived experience to deliver, and improve locally commissioned services, and identify gaps in service provision
- Contribute to the delivery of local strategies, including the housing and support needs of vulnerable groups.

- **Adult Social Care Teams**

- Support specific and identified groups of vulnerable people
- Regularly assess every individual on the case load, and plan to meet their needs using an asset and strengths based model of care
- Identify and record unmet and future needs – including housing and support

- **Other Partners Include**

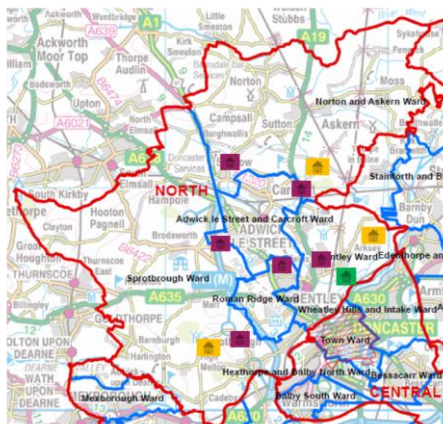
- St Leger Housing
- NHS Providers and Commissioners
- Registered Social Landlords
- Legal and Procurement colleagues.



Locality Supply

Current distribution of housing with support by Locality

North Locality



Specialist Housing

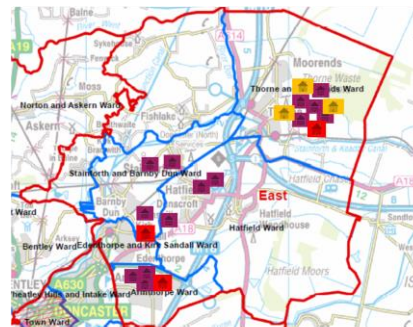
Older People Care Homes

Home	Beds	Vacancies
Albany House	40	8
Chapel Garth	34	0
China Cottage	33	0
Elm Park	75	0
Stellow Hall	29	1
The Richmond	50	2

Working Age Adults Care Homes

Home	Beds	Vacancies
Beech Tree Hall	17	0
Community Places	16	4
Priory Lodge	4	1
Sheltered Housing	Beds	Vacancies
Menden Court 1	34	
Menden Court 2	34	

East Locality

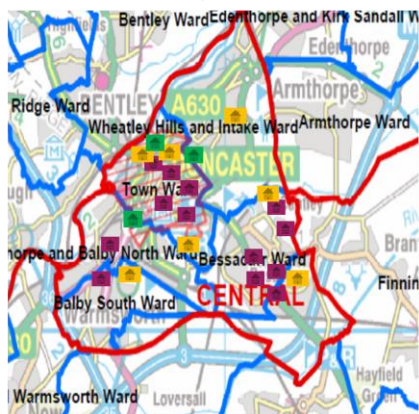


OP Care Home	Beds	Vacancies
Adeline House	40	13
Bennefield	27	0
Dr Anderson Lodge	60	17
Hatfield House	49	5
Lockermarsh	24	9
Manor View	54	0
Northfield	80	21
Oldfield House	33	0
Rose House	40	3
Stoneacre Lodge	31	4
The Beeches	32	2
The Old Rectory	36	0
Parklands	40	2
Wyndthorpe Hall & Gardens	82	11

Home	Beds	Vacancies
Harry Priestley Hut	12	0
King Street	14	0
Thorne House	TBC	1

Extra Care	Beds	Vacancies
Casson Court	72	1
Rokeby Gardens	52	0
Charles Court	40	0

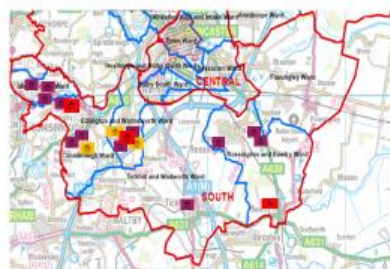
Central Locality



OP Care Home	Beds	Vacancies
Amphion View	35	5
Anchor House	23	0
Cantley Grange	40	5
Dunniwood	44	2
Oaklands	34	1
Sandrock	37	0
St Mary's	56	3
Thornedene	22	2
Town Moor	28	3
Woodlea	34	0
Plantation View	28	1
Stenson	62	1

WAA Care Home	Beds	Vacancies
Travis Gardens	TBC	0
Bennethorpe House	2	0
Danescourt	TBC	1
Hamilton Lodge	8	0
Heathcotes	8	0
Manor House	10	0
Quarryfields	24	4
Walton Lodge	20	2

South Locality



OP Care Home	Beds	Vacancies
Benton House	34	3
Clarence House	78	4
Flower Park	40	2
Garrison House	36	4
Headingley Court	25	0
Headingley Park	40	8
Rock House	57	0
Roman Court	36	2
Rosema House	40	2
Swallow Wood	38	4
The Dale	14	0
The Royal	57	11

WAA Care Home	Beds	Vacancies
Broomhouse Street	2	0
The Roseance	15	0
The Terrace	6	1

Extra Care	Beds	Vacancies
Swallowdale	66	0
Harrogate Court	50	0
Williams Bradford Court (Private)	40	N/A

Specialist Delivery

Site	Units (No)	Delivery (Yr)	Customer Grp
Harrogate Ct, Denaby	50	2008/2009	Older People
Cromwell House, Cusworth	9	2010/2011	Older & Adults LD
Rokeby Gdns, Kirk Sandall	52	2011/2012	Older People (ExCare)
Swallowdale, Edlington	66	2014/2015	Older People (ExCare)
Wellgate, Conisbrough	8	2014/2015	Adults LD
Latin Gdns, Scawsby	2	2014/2015	Older People
Mere Hse, Askern	11	2017/2018	Adults LD / Complex
Casson Court, Thorne	72	2018/2019	Older People (ExCare)
Ivor Grove, Balby	10	2018/2019	Older People
Layden Drive, Scawsby (sml)	9 (1 Bespoke)	2019/2020	Older People / PhyDis – Children
Edwin Rd, Woodlands	14	2019/2020	Older People
Crimpsall Ctre, Hexthorpe	1 (Bespoke)	2019/2020	PhyDis
Eastfield Hall, Askern	20	2022/2023	Adults LD / Complex
Askern Club, Askern	10	2022/2023	Older People
Briar Road, Armthorpe	1 (Bespoke)	2022/2023	PhyDis – Children's
Fairway, Balby	6	2022/2023	Complex / TCP
Thellusson Ave, Scawsby	3	Due 2022/23	Older People
Patent Walk, Bentley	20	Due 2022/23	Older People (RLiving)

Specialist Delivery Continued...

Site	Units (No)	Delivery (Yr)	Customer Grp
Highfield Road, Askern	70 (60+10)	Due 2022/23	Retirement Living / Older People
Broadwater Dr, Dunscroft	7	Due 2022/2023	Older People
Hungerhill, Edenthorpe	11 (10A+1B)	Due 2024/25	Adults LD & PhyDis
Sunningdale Rd, Balby	56 (43A+13B)	Due 2024/25	Older People (RLiving)
Travis Gardens, Hexthorpe	TBC c.9	March 2023 options finalised for existing tenants	All age LD
Gattison Lane, Rossington	TBC c.120	Assessment of site viability 3 months	General Needs and Extra Care
Rosemead and Stranley Hs, Balby	TBC c.50	Assessment of site viability 3 months	Extra Care
Identification of site in North	TBC	April 2023	Adults housing with support
	Total 687		

Specialist Delivery – CHBP Bungalows

Site	Units (No)	Delivery (Yr)	Customer Grp
Broomhill Dr, Cantley	2	2014/2015	Older People
Davis Rd, Askern	10	2014/2015	Older People
Newlands Rd, Cantley	1	2014/2015	Older People
Layden Dr, Scawsby (Lrg)	2	2016/2017	Older People
Park View, Adwick	2	2016/2017	Older People
Wildflower Cl, Rossington	4	2016/2017	Older People
Fossard Cl, Wheatley	4	2017/2018	Older People
T&Dixon, Edlington	20	2019/2020	Older People / PhyDis
Old Rd, Conisbro	4	2019/2020	Older People
Warde Ave, Balby	4	2019/2020	Older People
Athelstane Cres, Edenthorpe	2	Due Jan 2023	Older People
Appleby Rd, Intake	4	Due Jan 2023	Older People
Barnburgh Hs, Edlington	4	Due 2023/2024	Older People
Moore View, Branton	2	Due 2023/2024	Older People
King Edward Rd, Balby	8	Due 2024/2025	Older People
Nightingale Rd, Balby	13	Due 2024/2025	Older People
Plantation View, Cantley	10	Due 2023/2024	Older People
	Total 96		

Specialist Delivery – CHBP Bungalows Continued...

Site	Units (No)	Delivery (Yr)	Customer Grp
St Peters Road, Hexthorpe	c.2	TBC	Older People
Priestley Close, Balby	c.2	TBC	Older People
Almond Ave/ LimeTree Ave, Armthorpe	c.1	TBC	Older People
Chestnut Ave, Armthorpe	c.2	TBC	Older People
Emerson Ave, Stainforth	c.6	TBC	Older People
Kingsmead, Moorends	c.13	TBC	Older People
New Street, Blaxton	c.4	TBC	Older People
Market Street, Highfields	c.2	TBC	Older People
Gargrave Close, Askern	c.2	TBC	Older People
Lothian Rd, Intake	c.1	TBC	Older People
Woodfield Rd, Balby	c.12	TBC	Older People
Windermere Cres, Kirk Sandall	c.1	TBC	Older People
Grange Way, Denaby	c.3	TBC	Older People
North Ave, Bawtry	c.1	TBC	Older People
Queens Drive, Bentley	c.1	TBC	Older People
Laurel Terrace, Skellow	c.5	TBC	Older People
	Total c.58		

Extra Care Provision

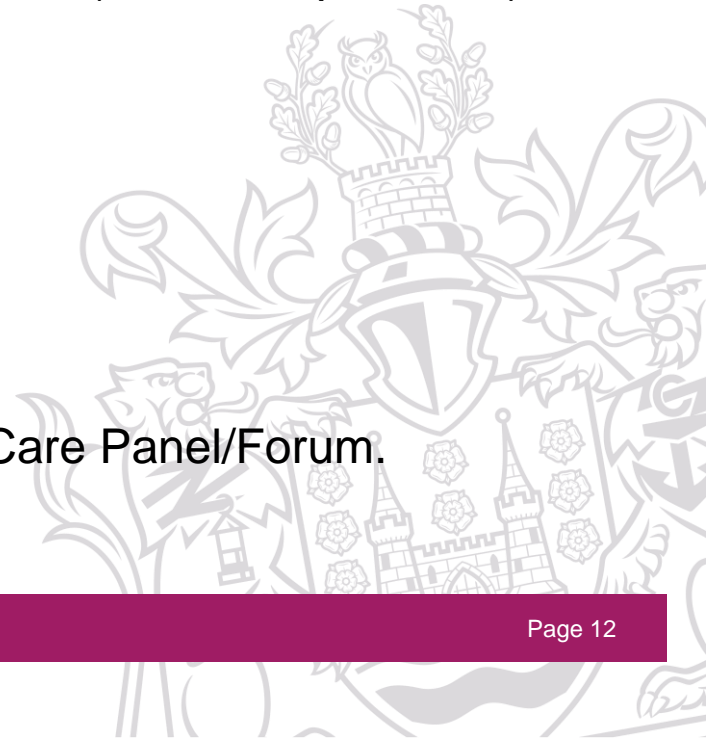
Existing Extra Care Provision:

- Charles Court, Armthorpe (East Locality) - 40 Units
- Rokeby Gardens, Kirk Sandall (East Locality) – 52 Units
- Casson Court, Thorne (East Locality) – 72 Units
- Swallowdale, Edlington (South Locality) – 66 Units
- Harrogate Court, Denaby (South Locality) – 50 Units* (*Not 24/7 provision)

Potential Future Extra Care Sites:

- Gattison Lane, Rossington
- Rosemead and Stanley House, Balby

Allocation to Extra Care is carried out via the Extra Care Panel/Forum.

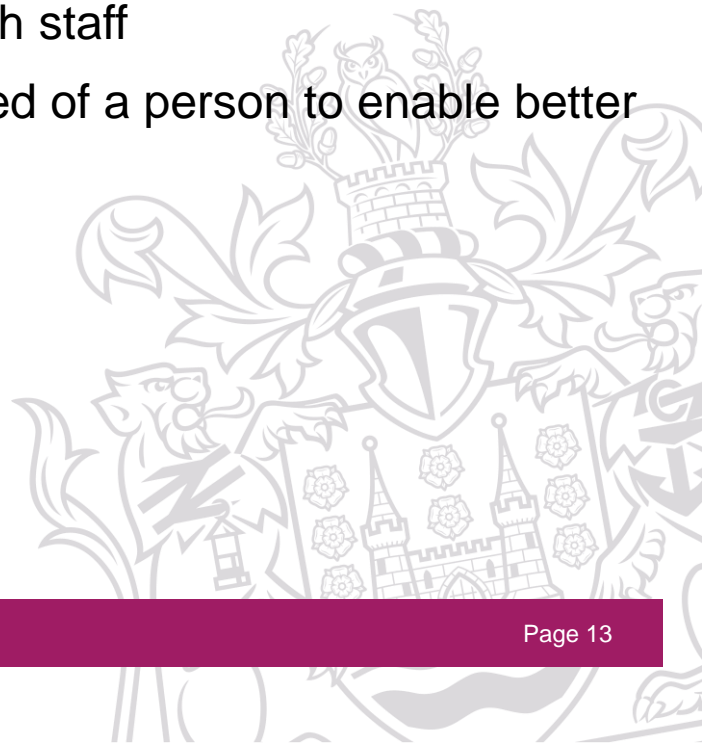


Accessible Housing Register

The demand for adapted housing in Doncaster has increased, resulting in an increase in waiting times and longer waiting times for functional assessment.

Responding to increasing demand

- Joint work to agree new Vision and operating model
- Developed a new definition for the Accessible Housing Register
- Refine processes and identify efficiencies with staff
- Use of categories for both properties and need of a person to enable better and faster matching



Future Model Accessible Housing Register

The new model will:

- Reduce demand through managing needs better
- Enable people to live independently
- Take a strengths based approach
- Increase capacity through working smarter, mixed skills and experience
- Improve people's experience and timeliness of allocation
- Meet needs sooner

Next Steps

- Consult with Doncaster Residents
- Develop new Policy and application process
- Presentation to Cabinet in March 2023



Learning Disability and Autism

Housing and Support Work stream established and progressed:

- SY Strategic Housing Needs Assessment SY& Bassetlaw ICS published 2020
- Population mapping across Doncaster, alongside existing care and support available
- Shop Window of housing and support options complete – Supported Living Services identified as priority area for development
- Market Position Statement launched and Market Engagement Event took place in July 2022
- Database and dashboard development – initial iteration now available
- Key risks and issues identified
- Two developments: Eastfield Hall and The Fairway delivered in 2022

Next Steps

- To approve the housing assessment form for use on Mosaic and wider roll out
- Launch of the Housing Direct Purchasing System (DPS) and continue to develop the Care DPS
- Develop an indicative plan for housing delivery and delivery pipeline
- Review existing provision and explore potential for future growth

Mental Health

Delivery Plan

- SY& B ICS Strategic Housing Needs Assessment published and reviewed and Priority Groups identified
- Consider the impact of Transformation of Mental Health programme on housing and support models
- Shop Window of housing and support options completed
- Workshop with Mental Health teams held 21st November 2022

Next Steps

- Workshop with Adult Social Care (ASC) and NHS colleagues to review Rehabilitation and Recovery Strategy and impact on housing needs planned for January 2023.
- Agree plan to progress the development of the accommodation and support model and pathways to meet assessed needs, with key leads and timelines agreed, in the context of the NHS led MH Transformation Programme.
- Develop an information dashboard to monitor need, demand and delivery
- Establish a MH Housing and Support Working group to deliver the agreed plans
- Develop an engagement plan to support co-production with people with lived experience.

Physical Disabilities

- Key objective to create and embed processes to enable ongoing collection of intelligence and insight to inform future housing provision for individuals with specialist housing needs.
- The Physical Disability Housing Work stream focuses on the following key areas in order to determine a baseline position:
 - a. Understanding current market supply
 - b. Review existing services and what is currently being delivered
 - c. Housing needs for Physical Disabilities
- Review of data by the work stream and engagement across the localities identified a range of gaps including the need for family homes, younger people wanting their own front door and options for smaller supported living dwellings

Ageing Well

Work was underway until early 2020, and halted due to the pandemic. Plans now in place to:

- Refresh action plans, and establish a housing group for ageing well
- Action plans to feed into final Ageing Well report which has recommended the following:
 - Use insight and intelligence generated from and for each locality to inform future plans and developments in collaboration with Strategic Commissioning, Adults, Health and Wellbeing and Strategic Housing.
 - Improve the information and data available about people's housing needs and preferences, to inform housing and commissioning plans that will improve availability of housing stock and the care models needed to meet needs.
 - Develop and implement a communications and engagement plan with people with lived experience, based on their needs and preferences.

The refreshed Housing Strategy 2020 – 2025 identifies “Doncaster’s integrated Locality approach will also support our work with residents to enable and support people to plan, act and invest in their homes. This approach combines asset based community development; integrated strengths based delivery and locality commissioning in a ‘whole system’ way of working. Community networks, trusted information sources and local VCFS organisations are key partners in designing solutions that work at a local level.”

Next Steps

Establish the Specialist Housing & Support Steering Group to:

- Sponsor and agree Housing and Support delivery plans for each of the identified vulnerable groups
- Oversee and monitor the set up of, and delivery of plans through, each of the Specialist Housing Work streams as outlined in Proposed Governance slide.
- Provide a forum to enable robust challenge to plans, decision making and escalation of risks and issues where needed.
- Oversee the development or refresh of existing housing and support plans for each of the work streams
- Oversight and monitoring of implementation of the 'Older and Wiser' Framework (Best Practice for development of housing and support for Older people, applicable across all vulnerable groups)
- Set up new, and continue existing work streams for each of the vulnerable groups to ensure coordinated approach to the delivery of the work plans.
- Implementation of the 'Older and Wiser' Framework in each work stream to ensure a robust and coordinated approach to development and delivery of the housing and support solutions identified in each delivery plan.

Proposed Governance Model

