

Learning Disabilities Accommodation and Support Plan

2017 - 2020

“Our intention is to commission a range of supported housing in the borough that will be fit for purpose, meeting current and future needs.”



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Contents	Page
1. Executive Summary	3
2. Principles	4
3. Aims and Objectives	4
4. Context	5
4.1. Needs Analysis	5
4.2. Current Accommodation Supply	6
5. Financial Analysis	10
6. Drivers for Change	11
6.1 Accommodation Pathway	11
6.2. Transforming care	12
6.3. Housing Standards	12
6.4 In house services review	13
6.5. Gaps in Supply	14
7. New Housing Developments	16
8. Summary of key messages	17
9. Key Recommendations	18
10. Implementation of the Plan	19
11. Appendices	19
Appendix 1 Action Plan	
Appendix 2 Housing Design Principles	
Appendix 3 Current supported housing	
Appendix 4 Property Assessment Form	

1.	Executive Summary
	<p>In Islington, as is the situation nationally, people with learning disabilities have historically had little choice about with whom and/or where they live. It is widely accepted that the challenge is to provide a range of suitable housing options, across tenures, that people with learning disabilities will choose to live in, with access to the appropriate level of support as required.</p> <p>There remains a high demand/requirement for supported living options. This is particularly for more specialised accommodation and services for those with challenging behaviour and/or physical and sensory needs.</p> <p>The need for an accommodation plan is to ensure that we have:</p> <ul style="list-style-type: none"> • Understanding of the current and future housing and support needs of people with learning disabilities in Islington. • The right type of accommodation in the right place • An approach for stimulating the market • Framework for securing better outcomes and identifying any efficiencies • A plan to develop quality housing that is fit for the future. <p>The aim of this Accommodation Plan is to ensure that there is a coherent approach to the development of supported accommodation.</p> <p>The Plan looks at the current local supply of supported accommodation and aims to identify what the future gaps in local provision will be based on an analysis of current and future need.</p> <p>It details the progress that is being made with current new housing developments coming on line in 2017 – 2019 and the key actions that still need to be taken over the next 3 years to ensure that housing developments are meeting need and are fit for the future. An Action Plan is attached at Appendix 1</p> <p>Whilst good progress is being made; current housing developments are not predicted to meet the full range and volume of future needs and the major challenge still facing the Council is to develop the type of accommodation that will be required to meet the specialist requirements of people with high level needs, including significant challenging behaviour and/or autism. It is estimated that up to 24 additional units of very specialist housing will be required to meet the needs of this cohort of people over the next 3- 5 years.</p> <p>Developing this type of accommodation within a densely populated inner London borough, will present challenges to the Council. This Plan does not recommend at this point meeting the identified housing gap by planning further new build housing developments, until a review of the existing housing portfolio is undertaken, across all</p>

	<p>client areas, including Council properties, to identify any refurbishment or re modelling opportunities.</p> <p>The new developments in train are planned to give an extra 42 units over the next three years. The main focus will need to be on consolidation of housing stock, both ensuring that the new developments are fit for purpose, and reviewing the overall current property portfolio with the aim of refurbishing/remodelling where possible/appropriate so that it is targeted appropriately and effectively on meeting the highest level of need.</p> <p>Building strong relationships with housing as well as support providers will be crucial to both develop and retain existing housing stock in the borough. The on-going financial pressures on specialist housing providers will mean that the Council will need to review its existing landlord and support provider arrangements within its future commissioning intentions.</p> <p>There is the need for a flexible person centred, individual approach to housing solutions, within a model that is both financially viable to the landlord, support provider and Council, providing longer term sustainable housing that is fit for the future.</p> <p>This Plan links into a wider strategic review of supported accommodation that is taking place across client areas. The suggested priorities for taking forwards are based on an acknowledgement that there needs to be alignment with emerging cross-departmental commissioning approaches and priorities for supported housing development.</p>
2.	Principles
	<p>There are a set of emerging principles that need to guide the future access to and development of supported accommodation</p> <ul style="list-style-type: none"> • Ensure that people have a choice of where they live and who supports them • Supporting people to remain in their own homes as long as possible • People will be supported to live locally unless the person's individual needs can be better met in accommodation outside of the borough. • People will be offered supported living rather than residential care. • Extending the range of alternative community offers such as Shared Lives. • Review the process and path towards supported accommodation with a focus on demand management/prevention/early intervention, • Learning from in-house services review and how we use/access those services
3.	Aims and Objectives
	<p>The following are the overarching aims and objectives of this Plan.</p> <ul style="list-style-type: none"> • Managing the market better, ensuring we obtain best value for money from providers. • To bring people back to borough where appropriate. • To establish local services for those being discharged from specialist hospital provision.

- To ensure that housing stock meets the needs of elderly and physically disabled people to prevent them from having to move out of their own homes.
- Ensure that there are robust relationships in place between the Council and local housing providers.
- Develop more housing with support options locally to minimize the need for people to live in residential care out of the borough.
- Increase the quality and volume of current housing available for people with significant challenging needs and/or autism.
- Develop services which have a focus on delivering outcomes.
- Ensure that we are using existing housing effectively and obtaining value for money.
- Ensure that current housing meets quality standards and is fit for the future

Please see Appendix 1 for a breakdown of the actions required to achieve this vision.

4. Context

4.1 Needs Analysis

The table below gives an overview of the known population of adults with learning disabilities in Islington in comparison to the overall population of adults in the Borough. The current ILDP population (990) is the number of people over 17 known to the Islington Learning Disability Partnership. i.e. have made contact. This is compared to the number of adults receiving services which is 650 people who have global learning disabilities and are eligible for services. The number of people known to the ILDP Service has grown by 5% in the past three years.

Year	14/15	15/16	16/17	Growth
Islington Population	215,000	215,000	215,000	
ILDP Population (Known)	943	948	990	+5%
ILDP Population (Receiving a service)	N/K	N/K	650	

The table below gives a breakdown of the known population of people with learning disabilities by age and shows the largest population increase over the past 3 years is in the 55-64 age range

Age range	14/15	15/16	16/17	Growth
17 Under	3%	1%	2%	-0.8%
17-24	23%	23%	23%	+1.7%
25-34	22%	23%	22%	+0.6%
35-44	17%	18%	18%	+1.0%
45-54	19%	18%	18%	-0.4%
55-64	9%	10%	11%	+2.3%
65+	7%	8%	7%	+0.6%

The average prevalence of learning disability is higher in men (0.46%) compared to women (0.31%) across all age groups.

The previous Learning Disability Accommodation Plan estimated a need for up to 177 additional accommodation places (2012-2017) for young people currently in transition. This estimate has proven to be an overestimation of the need. It is difficult to accurately forecast, based on current data, the exact level of need for future accommodation however there are four key areas generating demand and/or throughput in accommodation services which are:

1. Young people coming through transitions
2. Older people living in the community and/or individuals living with aging carers
3. Individuals identified for planned move-on from their current placement
4. People living with their carers/ families where there is a breakdown /change in their living situation.

1. Young people coming through transitions

The transitions team are actively working with 14 people who have been identified as needing accommodation with support.

2 people could access a Shared Lives service; the remainder will need high level supported accommodation. The following is a breakdown of their needs:

- 2 people have mental health issues
- 5 people have autism
- 5 people have been identified as having significant challenging needs
- 2 people need wheelchair adapted provision.

An average of 12 – 14 young people year on year transition through from Children's to Adults Services who will require accommodation with support. Of these over 50% will have higher level needs including significant challenging behaviour and autism.

2. Older people living in the community and/or individuals living with aging carers

Of the individuals aged 65+ currently receiving a care package which does not include an accommodation element, the breakdown by age is as follows:

Age 65-74	23
Age 75-84	1
Age 85-94	3

We could reasonably expect that a number of these individuals will require an accommodation-based service in the next 3 years because of ageing themselves or living with ageing carers.

As those people will have age related needs, as well as learning disabilities an extra care or sheltered accommodation service may be the most appropriate model to meet this need rather than residential care. A number of people will also have dementia and require a specialist service.

3. Individuals identified for move-on from current placement

	<p>ILDP have identified 48 individuals requiring move-on from their current placement. This move-on list is currently being reviewed to ensure that it is an up to date indicator of need.</p> <p>Of the 35 individuals where more detailed information is known:</p> <ul style="list-style-type: none"> • 19 have mental health issues • 16 have autism • 16 present with challenging behavior • 6 have a physical disability <p>54% have more than one of the above issues.</p> <p>Whilst this list does not currently provide an accurate indicator of the number of people who will eventually move from their current accommodation it does indicate that the majority of these people have high level needs and would require accommodation which provides a high level of support in the borough.</p> <p>Of the 48 people, supported living has been identified as a suitable option for 39 people, shared lives for 2 people, 4 will require residential care, and 1 person needs to be placed outside of the borough and 1 bespoke package for a person coming out of hospital.</p> <div> <p>Key messages</p> <ul style="list-style-type: none"> • There is a projected demand over the next two to three years for local supported living accommodation for 62 people who either need to move on from their current accommodation or are in transition from Children's to Adults Services. • The majority of those people (32) will require specialist accommodation for people with autism and challenging needs • There are 27 people over 65 with learning disabilities who are living at home with older carers. An estimated half (13) may require supported accommodation over the next 3 to 5 years and where a model of extra care may be appropriate. A number of those people are also likely to require a specialist dementia service. </div>
4.2	Current accommodation supply
	<p>The Council is currently funding 300 places in accommodation-based services for adults with learning disabilities. The following is a breakdown.</p>

Type of service	No. of units
Supported living block contracts	149
In house residential provision	15
In house Supported Living	9
Supported Living placements out of borough	14
Residential Care placements out of borough	94
Nursing placements	3
Shared Lives	12
Assessment and treatment	2
Extra Care	6
Total placements	300

The supported living block contracted

provision is in a variety of types of accommodation, which include:

- “network” provision of self-contained flats, in two local districts
- Shared accommodation in houses with individual bedrooms and shared kitchen, bathroom and lounge facilities
- Self-contained flats within clusters

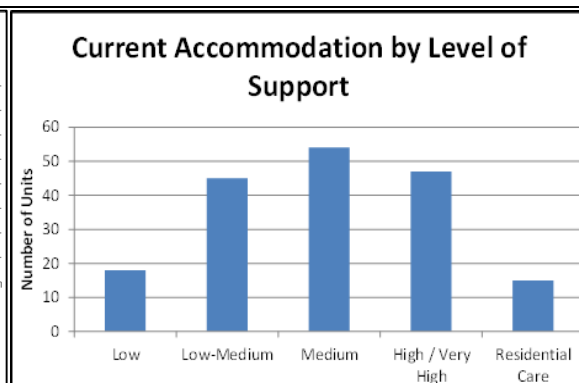
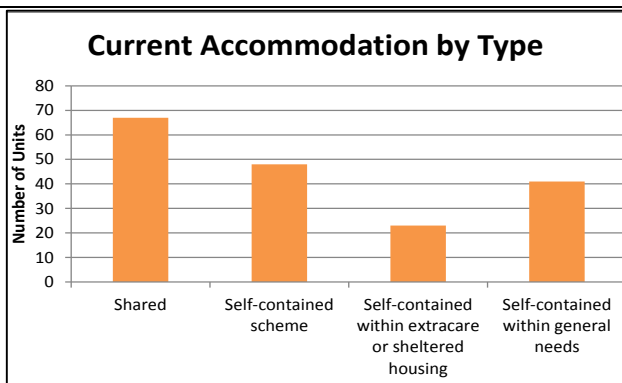
Most of the accommodation (105 units) is in self-contained flats or studio flats, while 42 units are single rooms in accommodation with shared facilities.

There are currently only 3 voids within the provision, with two of those voids being in shared accommodation which is historically difficult to fill; with people preferring to have their own self-contained accommodation with access to communal space.

The Supported Living schemes are currently grouped within the range of providing Low/Medium/High- Very High Support. They currently support people with a wide range of needs including people with high level multiple health and physical needs and challenging behaviour.

Only 45 units are currently for people with high needs with the majority of the units for people with low to medium level of needs.

There is more self contained accomadation (118 units) than shared accomadation (65 units). There is more accomadation with low- medium levels of support than high.



Current landlords and support providers:

The two largest Registered Housing Providers other than the Council is Circle and Family Mosaic who manage 40% of the housing stock.

With the exception of one scheme supported by Outward, all support providers work with housing stock managed either by an independent landlord or by Islington Council. The two largest support providers, Outward and Circle 404, hold 67% of the total support contracts.

The table below brackets down current units by landlord and support provider. Islington Council is currently the largest housing provider followed by Circle/Centra and Family Mosaic. Outward followed by Centre 404 are the largest support providers.

Landlord	No. of units
Islington Council	61 units
Circle /Centra	34 units
Family Mosaic	24 units
One Housing	16 units
Sanctuary Housing	13 units
Newlon Housing	13 units
Islington & Shoreditch	10 units
Peabody Trust	2 units
Nottinghill Housing	6 units

Support Provider	No. of units
Islington Council	24 units
Centre 404	41 units
Outward	60 units
Mencap	9 units
Creative Support	10 units
Origin	11 units
Keyring	18 units
Nottinghill Housing	6 units

A key issue which could have a significant impact on future supply is the emerging positions of specialist social landlords who are now informing the Council that they will not be automatically keep their existing housing stock for current use when existing contracts with support providers are ending. Some Landlords who also have a support arm are indicating that for new developments, and some existing schemes, they would want to provide a level of support required to the tenants.

This changing landlord position presents challenges to the future procurement of support and current contracting arrangements whereby the support and landlord arrangements are currently separate.

Access to Housing quota

In addition to supported housing provision, adults with learning disabilities have access to general needs housing stock in the borough.

ILDPA can nominate up to 15 adults with learning disabilities per year for priority housing points. If accepted, the client will be expected to take responsibility for bidding for units using their new point's total.

Eligibility for the quota is restricted to clients who:

- Are existing clients of ILDPA
- Are assessed as being able to manage a tenancy with minimal support through ILDPA
- Would not be able to receive priority access to the housing register through any other route
- Are currently living in supported accommodation in / out of borough
- Or are currently living in-borough and would otherwise need supported accommodation (e.g. living with family and needing to transition)

Out of the total of 15, only 5 or 6 nominations have been routinely being made per year, however much of this is attributable to changes to Islington's allocations system which have meant that people with learning disabilities are now more likely to have sufficient points to be able to successfully bid for housing without needing to make use of the quota.

The quota and process is due for review by the Housing department in April 2017.

N.B. The quota has sometimes been reduced when new Council-owned provision has come on-stream, e.g. Leigh Road

Key messages

- There is a risk to existing and future housing stock if the Council does not enter into more secure arrangements with specialist housing providers
- The majority of current supported housing is for people with low to medium needs
- The demand for shared schemes is low with people preferring to have their own self-contained provision but with access to communal facilities and support.
- There are very few voids in the supported housing stock

5. Financial Analysis

All in borough supported living schemes (with the exception of in house provision) are currently funded through block contracting arrangements with support providers. Support varies from low (4 hours per week) to very high (97 hours per week excluding sleep-ins).

The collected value of contracts is currently approx. £5.2m pa. In addition, there is some use of spot purchased hours and waking nights for those schemes where there is an exceptional need.

The current average hourly rate across the block contracted schemes for support is £17.02 per hour. This rate includes meeting the London Minimum Wage Requirements.

	High support (commissioned)	Medium support (commissioned)	Low support (commissioned)
Average cost of support per hour	£17.18	£16.47	£17.43
Range of support costs per hour	£13.71 – 18.24	£15.22 -£21.20	£16.55 – 18.11
Annual spend	£3,025,595	£1,487,811	£639,718
Biggest market share (based on contract value)	Centre 404	Outward	Origin Housing

There is not a large differential in hourly rate between the services. The differential in rate can be seen to link more to the length of the contract; i.e. how long ago it was let, rather than the number of hours of the contract with the lower rate being associated to contracts which have been let years ago. The most recent contract has been let, post tender, for £17.53 per hour.

Benchmarking

Islington recently participated in a benchmarking exercise across London on supported living services.

One of the outcomes of that exercise was that the average hourly rate for commissioned supported living services was £16.73/hour, and ranged from the lowest, £14.93 to the highest £18.52. In this respect the current contracted hourly rates for supported living are largely comparable with London market rates, particularly as they include paying the London Living Wage.

Effective use of provision

The opportunity for any efficiency is likely to arise from reviewing and re commissioning services to ensure that they are being used effectively, support is tailored to need and delivering outcomes for those who are in the most need.

The historical lack of move on accommodation has resulted in some people not moving through services into more independent provision and therefore using accommodation and support hours which may not match their current needs.

6. Drivers for Change

6.1	Accommodation Pathway
	<p>There are a number of block contracts for supported housing due to expire in early 2018.</p> <p>Under the existing block contracting arrangements care and support hours are paid where there is a void due to support being for the entire scheme, rather than per person. This can lead to a lack of incentive for providers to fill voids and to provide proactive move on opportunities. This contributes to there being a fairly unchanging client list in supported accommodation, and a need to invest in further schemes for other clients identified as in need.</p> <p>People in accommodation with a contracted block of support hours may no longer require this level of support and would need to move in order to receive a different level of support.</p> <p>There is a need to move towards a more outcome-based commissioning model, where providers are encouraged to help people work towards independent living goals, and expected move on outcomes.</p> <p>The current block contracting arrangement detracts from the flexibility of individuals having the choice to use their personal budget to purchase a more tailored service.</p> <p>Other options are being explored for the future commissioning of supported accommodation including Individual Service Funds and a core and flexi model where core hours are tendered for, and personal budgets are then used to purchase spot hours. This ensures a personalised service and one that can change rapidly if someone's needs change</p> <p>Use of adaptive technology varies across the borough and may include: alarm pendants, epilepsy sensors, bed sensors, bathroom / flood sensors or adapted wrist alarms.</p> <p>The Assistive Technology working group is due to trial an audit tool at two schemes with waking night cover, to identify the pattern of need for direct staff support during the night and evaluate if use of technology could reduce reliance on waking night cover.</p> <div data-bbox="204 1514 1493 1816"> <p>Key messages</p> <ul style="list-style-type: none"> • The current average hourly support rate of £17.02 is comparable to other LLW authorities • Efficiencies could be gained through a review of the way support is commissioned and delivered • Need for a robust accommodation pathway to monitor and promote 'move on' </div>
6.2	Transforming care
	<p>NHSE's Transforming Care programme is concentrating efforts around people with learning disabilities and/or autism who are in hospital or at risk of admission as a result of their mental health and/or challenging behaviour. The objective is to support this</p>

	<p>cohort to live in a least-restrictive setting in their chosen community with bespoke packages of support tailored to meet their needs and keep them well.</p> <p>There is also need to consider access to suitable accommodation for clients with learning disabilities (for very high needs and mild learning disabilities) who may find themselves at a point of crisis, to time offer the transition of services and support and prevent inappropriate placements which could be detrimental to a clients' wellbeing.</p> <p>A number of individuals in this cohort have complex needs and specific accommodation requirements.</p> <p>Islington currently has three people who need bespoke housing solutions to facilitate discharge and the type of accommodation needed varies according to need.</p> <p>As the solutions are individual, very small numbers and can be unpredictable with people going into crisis in the community, we will need to work on an ongoing basis with housing partners to develop solutions ensuring we have processes in place to be able to respond when necessary.</p> <p>This work is supported at a North-Central-London level and we currently have access to a specialist Housing resource based in Camden who can support with the search for bespoke accommodation / properties that are suitable for adaptation.</p> <p>Key messages</p> <p>Islington has very low numbers of people who require accommodation and support within the Transforming Care Programme.</p> <p>The housing requirements for those people are bespoke individual solutions which need to be commissioned as and when required through an established process with local landlords and support providers.</p>
6.3	Housing Standards
	<p>Islington is an area of high population density and limited availability of housing stock. We are fortunate to have maintained a relatively large portfolio of properties in comparison to neighbouring boroughs, however we do recognise that limited stock does necessitate the use of some buildings which would ideally be replaced and a number of properties with poor accessibility.</p> <p>The visits to each scheme demonstrated the vast differences in the quality of accommodation. This included the age of the properties, the condition of the accommodation, layout and capacity.</p> <p>Appendix 3 details the findings of this.</p> <p>Accessibility varies greatly amongst the housing stock, much of which is in older buildings with limited potential for conversion or adaptation to enable greater physical access. Of all the current schemes, only one – Leigh Road, currently managed by Centre 404 – is a new-build property specifically designed to cater for a client group of adults with high to very high needs.</p>

Of the existing 23 housing schemes, 12 schemes offer good or full accessibility and 6 are considered to have poor accessibility. One scheme is being decommissioned from April 2017 partly as a result of this issue.

A property assessment and design form has been developed as a tool to help assess the quality and suitability of accommodation services for people with learning disabilities and to set a benchmark for housing standards across the housing portfolio. It can be used to help identify:

- whether properties should be acquired or retained for use for people with LD
- the level and types of need that can be met within the property
- any reasonable adjustments, modifications or improvements that would be recommended

The form helps to identify the housing design standards that should be applied across services will be completed in partnership with service users, family carers and providers at the point of service review or when a new property is considered for use or commissioned.

Please see Appendix 4 for a copy of the LD property assessment /design form.

Key messages

- The standards and accessibility of current housing stock varies greatly
- A number of people will need to move on from accommodation as their mobility decreases.
- Accommodation Form will be used to apply design and housing standards across the housing portfolio.
- There are schemes with poor accessibility and shared communal facilities such as bathrooms.

6.4 In-house services review

Islington's in-house services are currently under review to ensure that they are fit for purpose and achieve value for money.

Islington currently offers 23 units of accommodation-based support and it will be important that any changes to these services are in-line with the conclusions of this accommodation plan.

In house services comprise of 9 Supported living units across 3 schemes, 15 residential placements, 2 emergency placements and 8 respite placements.

The housing standards that have been developed will need to apply across the in house provision and there may be a need to identify any move on plans for people within this accommodation as part of the holistic review of the property portfolio and identification of new housing development to meet need. Those people's needs will be identified and included in the overall accommodation and delivery plan

Key messages

- There is a need to identify move on accommodation opportunities for people in supported accommodation whose current supported housing is no longer fit for purpose.
- There will be a need to review the current use of Council buildings as part of a wider review of the supported housing portfolio.

6.5 Gaps in Supply

From the information we have on future needs and current housing supply we estimate that the priority and focus for any future housing development over the next three to five years would need to be for people with very high level needs including very significant challenging behavior and /or autism.

The needs analysis shows an estimated 12-14 people come through transitions year on year who will require supported accommodation and that of these an estimated 5-6 people will have significant levels of challenging need.

The new housing developments that are planned over the next three years should cater for the numbers and needs of both the people who need to move on from their current accommodation and the new people coming through transitions each year who have low to medium/high needs.

The proposed new build development at Windsor St will cater for people with very specific needs who require accommodation which has specialist key design requirements over and above general needs housing. It will not however meet the ongoing increase in numbers of people year on year who come through to adult services with high level challenging needs and /or autism.

To meet this ongoing specialist need it is probably advisable to review the current property portfolio across all client areas, including Council services as well as Registered landlords, to identify whether there is scope to re model or refurbish existing properties before taking any decisions on the need for further new build housing development.

To meet the increasing numbers of older people living with carers who will require supported accommodation it is proposed to consider reviewing the number of Extra Care units currently available for people with LD within general older people schemes. It is proposed that this number may need to double over the next three years from the current 6 to 12 -13 units. A review of access to specialist dementia services will also be needed to determine if there is sufficient provision to meet the growing numbers of people with learning disabilities and dementia. This will include assessing the suitability and volume of access to specialist dementia services within older people extra care and what additional specialist housing provision may need to be developed to meet any gap.

There will be unplanned need and individuals who require bespoke community packages, particularly those with complex mental health and forensic needs.

Responding to individual need and flexibly commissioning supported accommodation packages as and when required; will require existing processes with local landlords and support providers which the planned Dynamic Purchasing System will address.

The table below Fig 1 outlines the estimated need for housing provision for people with high level needs over the next 3- 5 years.

The next table Fig 2 outlines the overall number of units required to meet growth in need , how many are planned and the gap in provision for people for high level needs.

Fig 1

Demand	Estimated number of units needed	High/Very High
Transitions	14 units	6
Older carers	12 units	N/K
Move On	48 units	20
Transforming Care	6 units	6
Total	81 units	32

Fig 2

Key messages

To consider the following additional housing development over the next 3 – 5 years.

- To double the number of extra care units available for older people with learning disabilities from the existing 6 to 12. To include in this development a review of the

Estimated Demand over 3 years	New housing units over next 3 years	Remaining housing gap	Planned units for High/Very high needs	Gap High/Very high needs
81 units	52 units	29 units	8	24 units

number and specialist model of care needed to meet the needs of people with dementia.

- An additional estimated up to 24 specialist housing units for people with significant challenging needs and/or autism over the next 3-5 years.
- This housing will require specialist key design requirements over and above other general needs provision and would need to be either new build or refurbishment of existing suitable properties.

Preferred model of provision.

It is important to have a view of what this specialist accommodation and support would need to look like. Attached at Appendix 2 is the design principles upon which existing and future supported living accommodation will be assessed.

7. New housing developments

7.1 Projected changes in supply from 2017 to 2020

There are 3 proposed new build housing developments (Windsor St, City Forum and Packington St) which are planned to deliver an additional 45 units of new accommodation in 2017-2019 for people with learning disabilities in Islington. In addition, there is a new scheme being offered by a Provider as re modelled provision in 2017. This will provide a total of 52 additional units during 2017-2020.

The increase in accommodation is estimated to meet the needs of people with low-medium and medium-high needs due to some limitations in the build and design.

The tables below gives a breakdown of how the planned accommodation will change the current supply of housing in terms of the number of units and range of needs it will accommodate.

The table Fig 1 below gives a breakdown of the current provision in terms of numbers of units and the support needs of the tenants.

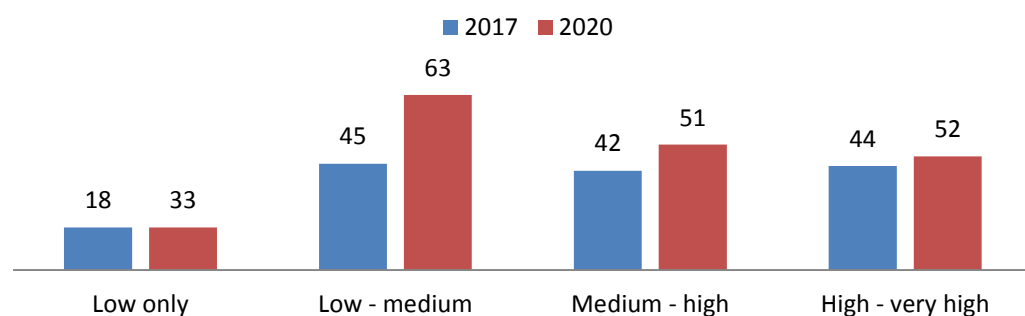
Fig 1

Current level of support	Current No. of units	Self-contained/shared	
Low	18 units	Shared	65
Low Medium	45 units	Self-contained within a scheme	48
Medium	42 units	Self-contained within extra care or sheltered	20
High/Very high	44 units	Self-contained within general needs	40

The table below Fig 2 gives a breakdown of how that housing supply will change with the planned accommodation.

Fig 2.

Change in supply from 2017 to 2020



The supply of housing to people with Low needs will increase by 15 units; the supply to people with Low /Medium needs will increase by 18 units to 65. The number of housing units to people with Medium to High needs will increase by 11 and the number of units to people with High/Very High needs will increase by 8.

There will be a substantial increase in self-contained provision both within mixed housing with general needs flats and within single scheme development. There will be a decrease in the level of shared provision. 48 units of the planned 52 will be in self-contained accommodation within clusters with access to communal support.

Key message

- New housing developments during 2017-2020 will deliver 52 new units of supported housing.
- Of those units an estimated 8 will be able to cater for people with very high levels of challenging needs because of the limitations in the design of the buildings.
- The majority of the new supply is self-contained one bedroom flats within clusters which accounts for 48 of the units across the five schemes.
- This accommodation will largely cater for people with high to medium and low to medium level needs because of the nature of the design.
- All of the new build accommodation will meet wheelchair accessible housing standards.





8. Summary of key messages

Whilst there are a number of new housing developments in the borough which will provide additional housing units in 2018- 2020, there remains the need to identify an additional limited number of very specialist housing units that can cater for people with very specific housing needs related to their autism and challenging needs.

It is estimated that over the next 3-5 years an additional 24 units of accommodation will be needed for this cohort of people.

There are limitations in the building design of the new developments at both City Forum and Packington St which will mean a gap in the provision required for people in

	<p>transition and those who have been identified as needing to move from their current accommodation, most of whom have autism and challenging needs.</p> <p>The planned new accommodation will be helpful in delivering move on opportunities if it is used as part of a progressive pathway which will enable people to move on from current supported housing in the borough that is not fit for purpose, and to move on and release places in accommodation that is able to meet higher level needs.</p> <p>Addressing the shortage of supported accommodation for people with higher level needs will be challenging as there is a shortage of sites within Islington that can be developed or current housing that could be adapted or refurbished to meet the standard/ criteria of housing that would be required.</p> <p>Given these limitations it is vitally important to utilise all existing housing stock and ensure that current buildings are being used effectively to meet housing need.</p> <p>Key will be to link with the Councils Capital programme to review current assets and buildings across departments to see if there are any opportunities for re development, if appropriate; to provide specialist accommodation. There is also the need to work with local housing providers to seek opportunities for new developments in addition to the planned new builds.</p>
9.	Key Recommendations
	<p>The following are the suggested recommendations within the Action Plan.</p> <ol style="list-style-type: none"> 1. Ensure any further new developments in the borough meet wheelchair accessible standards. 2. To put in place formal processes with local housing providers to share plans for securing and developing local housing to meet identified needs with a focus on increasing housing for people with challenging needs and autism. 3. To put in place Agreements if appropriate with Registered Providers to secure future housing stock. 4. Move forward the business case to develop the current shared lives scheme, with a focus on the provision of short breaks as well as longer term accommodation. 5. To identify additional Extra Care housing units to meet the needs of an increasingly ageing population of people with learning disabilities, including people with dementia. 6. To progress the planned new housing developments in the borough: <ul style="list-style-type: none"> • Windsor St • City Forum • Packington St 7. Identify avenues for capital development monies to refurbish and re model existing housing provision, to better accommodate people with challenging needs and autism.

	<ol style="list-style-type: none"> 8. Identify sites for possible new build development, working in partnership with NCL Transforming Care Partnership and Registered Providers. 9. Identify opportunities to use capital monies which could be released from the sale of Council properties which are no longer fit for purpose. 10. To develop contracts with Housing and Support Providers that are more outcomes based. 11. Ensure that there is a robust system for reviewing people within existing accommodation and support schemes with a focus on 'move on' Plans. 12. Review the current Pathways into accommodation with support, including the Accommodation Panel to ensure close alignment between operations and commissioning in priority setting. 13. Review the current use of buildings and supported housing units across all client areas, including in house provision to ensure that they are being used effectively and targeted to meet identified gaps in housing provision. 14. Review the use of the current priority re housing quota to ensure that it is being used effectively. 15. Progress the Procurement Plan that enables the Council to make more use of Frameworks and Dynamic Purchasing Systems which enable greater choice through personal budgets used to purchase individual packages from a range of providers. 16. Develop standards for assessing the quality of current housing in terms of meeting current and future needs.
10	Implementation of the Plan
	<p>The implementation of the recommendations within this Plan and the Action Plan will be monitored by the Housing Sub Group of the Learning Disability Partnership Board. This Group has key membership from across Housing, Adult Services, voluntary sector, people with learning disabilities and family carers.</p> <p>The Housing Sub Group will receive reports on progress and will amend the Plan as necessary in line with evolving issues and challenges.</p>
11.	Appendices
	<ol style="list-style-type: none"> 1. Action Plan 2. Design Principles for Housing with people with a learning disability. 3. Assessment of housing portfolio 4. LD Property Assessment Form <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;">  Appendix 1 Accommodation Act </div> <div style="text-align: center;">  Appendix 2 Design Principles </div> <div style="text-align: center;">  Appendix 3 – Current and Future </div> <div style="text-align: center;">  Appendix 4 LD Property Assessment </div> </div>