1. Background

Housing with Care

Over the past 13 years, the Council has delivered a ‘New Homes for Old’ programme to improve Accommodation and Care Support for older people in Coventry. The programme developed the Housing with Care market as a means of supporting individuals to remain as independent as possible for as long as possible. Housing with Care is the provision of self-contained flats with access to on-site care and support based on assessed need. In early 2014 the decision was taken to cease care services at two of the City Council’s Housing with Care schemes, Jack Ball House and George Rowley House as the accommodation did not meet the minimum standards the Council would expect from a modern Housing with Care scheme.

Learning Disability Day Services

In Coventry the Council has historically provided day opportunities to people who have learning disabilities.

Day Services support people with learning disabilities to be independent, socially active and part of the local community whilst also enabling people to maintain and regain skills such as work, education and community activity. Day opportunities also support family carers to continue caring. The Council currently runs five centre based services.

In 2014, two learning disabilities day services, The Community Zone and Jenner8 moved into the annexe of Frank Walsh House in Hillfields. The Frank Walsh House building is owned by Whitefriars Housing.

The Community Zone provides a day service for people with moderate and severe learning disabilities. Jenner8 is a day service for people with mild to moderate learning disabilities.

1.1 Service Description

Housing with Care

The Council currently provides 10 internal Housing with Care schemes which provide 315 flats. The buildings are owned by Whitefriars Housing and people living in the schemes have their own tenancies. The care at each scheme is provided by the Council (as a registered domiciliary care agency with the Care Quality Commission).
The Council also commissions 248 places from 6 Housing with Care schemes operated by the independent sector. The Council places people in both City Council and commissioned Housing with Care schemes, and the Council’s eligibility criteria is used in allocating places.

There are a further 204 places available within another 4 schemes across the external housing with care market and the Council can purchase places as and when required. This makes a total of 767 available places across the City.

A new scheme called the Earlsdon Retirement Village, will open in Autumn 2016 and will provide a further 262 places in Coventry across a range of tenures, including outright sale. The Council has agreed nomination rights for 52 flats at the scheme.

In addition, there are further schemes planned in the city, for example, a dementia specific Housing with Care scheme in Tile Hill, Coventry which is due to start accepting residents early in 2017.

As well as providing ongoing care and support there are also 35 short term tenancies, 30 within internal Housing with Care schemes, which are used to support people through a period of enablement following a hospital stay or an acute episode in the community.

Learning Disability Day Services

In addition to The Community Zone and Jenner8 there are 3 other day services for people with learning disabilities run by the Council. These are Brandon Wood Farm, Wilfred Spencer Centre and Gosford Community Hub. The table below provides details of the number of places available and current attendance levels (these are correct as of 14th August 2015 in line with assessed support levels of need for individuals).

<table>
<thead>
<tr>
<th>Centre</th>
<th>Maximum places per day</th>
<th>Total people attending throughout the week</th>
<th>Number of vacancies</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Community Zone</td>
<td>28</td>
<td>28</td>
<td>0</td>
</tr>
<tr>
<td>- A service for people with moderate and severe learning disabilities operating from Frank Walsh House</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jenner8</td>
<td>48</td>
<td>46</td>
<td>10</td>
</tr>
<tr>
<td>- A service for people with moderate learning disabilities operating from Frank Walsh House</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brandon Wood Farm</td>
<td>31</td>
<td>39</td>
<td>8</td>
</tr>
<tr>
<td>- A service for people with moderate learning disabilities operating in Brandon.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wilfred Spencer Centre</td>
<td>24</td>
<td>30</td>
<td>6</td>
</tr>
<tr>
<td>- A service enabling people with learning disabilities to take part in community based activities operating in Whoberley.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gosford Community Hub</td>
<td>17</td>
<td>21</td>
<td>0</td>
</tr>
</tbody>
</table>
1.2 Key Issues relating to the service

Housing with Care

1.2.1 Quality of accommodation

The standard of some of the Council’s Housing with Care scheme accommodation does not compare well with the newer independently provided schemes. Whilst there are no government prescribed standards for Housing with Care, there is best practice guidance available in respect of key design principles and issues to consider when developing new schemes.

It is important to the Council that where it is responsible for commissioning a care service the standard of accommodation is what would be expected of a modern Housing with Care facility.

The following key requirements have been identified from the 2009 report ‘HAPPI’ (Housing our Ageing Population Plan for Implementation), published jointly by the Department for Communities and Local Government, the Department of Health and the Homes and Communities Agency

| Accessibility                      | • Of sufficient size, including communal areas and corridors, to enable the use of equipment and in particular wheelchair access  
|                                  | • Tenants’ front doors to be large enough for wheelchair access |
| Building layout                   | • Of sufficient size to accommodate separate communal lounges and dining areas |

1.2.2 New Schemes

The Council is committed to commissioning Housing with Care services in the city that provide good quality accommodation with on-site facilities and offer vibrant places to live. The Earlsdon Retirement Village is one example of such a scheme.

1.2.3 Vacancy levels

There are a number of vacancies across both City Council and independent sector provided Housing with Care with approximately 30 vacancies per week across the 20 Housing with Care schemes.
1.2.4 Learning Disabilities Day Services

The majority of people attending Jenner8 spend much less time in the centre and participate in community activities supported by staff. The earlier change to the location of day services for people with learning disabilities, to Frank Walsh House, was seen by the service as a step change towards being able to promote people’s independence and getting involved in community based activities.

There are a number of people attending The Community Zone that are likely to require an on-going centre-based service and there are opportunities for this to be provided at alternative provision in other day centres.

2. The proposal

Housing with Care

The Council working jointly with Whitefriars Housing proposes to cease providing care services at the following four Housing with Care schemes:

- Frank Walsh House in Hillfields
- Skipton Lodge in Upper Stoke
- Halford Lodge in Holbrooks
- Farmcote Lodge in Aldermans Green

Current tenants living in Frank Walsh House, Skipton Lodge, Halford Lodge or Farmcote Lodge may move to a different Housing with Care scheme or be offered alternative accommodation and care support options, subject to a needs assessment.

This would be achieved through maximising the use of existing provision that is of a higher standard and utilising new accommodation as it becomes available.

It is proposed to cease care services at Halford Lodge, Farmcote Lodge and Skipton Lodge, because the accommodation does not meet the minimum standards the Council would expect, as the building layout is not fully accessible for people with equipment or wheelchairs. The corridors are narrow making it difficult for people to move around the building. Additionally, the communal lounge and dining areas are also small making it difficult to easily accommodate people with equipment or wheelchairs comfortably.

It is proposed that the council cease providing care services at Frank Walsh House as the scheme has the most vacancies and lowest take up of tenancies. Frank Walsh House has an average number of 9 vacancies of a total of 44 flats.

A phased approach is proposed, to enable market availability as follows:

<table>
<thead>
<tr>
<th>Name of Scheme</th>
<th>Proposed Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frank Walsh House</td>
<td>Cease care services by Autumn 2016</td>
</tr>
<tr>
<td>Skipton Lodge</td>
<td>Cease care services by Autumn 2016</td>
</tr>
<tr>
<td><strong>Earlsdon Retirement Village – Opens Autumn 2016</strong></td>
<td></td>
</tr>
<tr>
<td>Halford Lodge</td>
<td>Cease care services by Spring 2017</td>
</tr>
<tr>
<td>Farmcote Lodge</td>
<td>Cease care services by Spring 2017</td>
</tr>
</tbody>
</table>
Any changes to care and support provision would be re-assessed by Social Workers, with service users and their families.

**Learning Disabilities**

It is proposed to cease providing day care services for people with learning disabilities at the Community Zone and Jenner8 (both based within the annexe of Frank Walsh House) and transfer the Frank Walsh House building back to Whitefriars Housing.

<table>
<thead>
<tr>
<th>Name of Day Service</th>
<th>Proposed Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Community Zone</td>
<td>Cease day care services by Autumn 2016</td>
</tr>
<tr>
<td>Jenner8</td>
<td>Cease day care services by Autumn 2016</td>
</tr>
</tbody>
</table>

It is proposed that service users of The Community Zone and Jenner8 receive a different service in the future. This would mean that a number of people would receive community based support rather than centre based; people may want to consider more personalised options of receiving support. However for those where centre based provision seems to be more suitable, they would continue to receive provision, but from an alternative day centre. Any changes to care and support provision would be re-assessed by Social Workers, with service users and their families.

3. **Indicative savings**

**Housing with Care**

The total saving expected should the proposals be approved and implemented will be approximately £1m.

**Potential impact/mitigation for service users, family carers and staff**

**Service users**

**Housing with Care**

A number of potential impacts have been identified for Housing with Care tenants as follows:

- The relocation of tenants from existing accommodation that they have become familiar with, to new better quality accommodation
- Tenants may no longer be accommodated with the same people thus losing friendship groups
- Tenants may be moved further away from family dependent upon future accommodation provision
- Tenants may be moved away from local communities they have become familiar and settled in
Work would be undertaken to ensure minimum disruption to tenants and their family carers. There would be engagement and consultation with individual tenants and their families prior to any changes.

Alternative accommodation and care support options would be communicated to tenants and their families to enable individuals to make informed choices about relocation.

Where possible the Council would seek to move tenants in small friendship groups.

Learning Disabilities Day Services

A number of potential impacts have been identified as follows for service users at The Community Zone and Jenner8:

- Changes in routines for individuals who have become accustomed and familiar with settings could be unsettling for some service users
- Travel times may change with some people potentially travelling further from their homes and for some the journey time may be reduced
- An opportunity for service users of Jenner8 to increase participation in community-based activities to achieve their desired outcomes, for example, develop life and social skills

Staff would support service users in their new settings in a way that best suits individual needs.

All transport route changes would comply with the existing policy that people will not travel for longer than an hour. The Independent Travel Training Team will provide support for people to travel independently.

Any changes to provision would be re-assessed by Social Workers, with service users and their families. The Council would continue to meet assessed eligible need for service users and family carers. Alternative provision would be arranged where needs can no longer be met through a day service.

Family Carers

Housing with Care

A number of potential impacts have been identified as follows:

- Tenants may be relocated further away from family carers dependent upon future accommodation provision

Where possible, tenants would be provided with the option to be relocated as near to family carers as possible.

Advice, support and guidance would be provided to family carers to ensure they are supported and that they can support their family member.

Learning Disabilities Day Services
A number of potential impacts have been identified as follows:

- If a service user is no longer attending a day service on a certain day this could impact on family members in terms of caring responsibilities, work or family activities
- The need to work with family members to support the individual and the family through change
- Being able to do more community based activities with their family members
- Decreased reliance on family members due to increased independence

Staff with knowledge of the person would support them through the change process, communicating with families to minimise the impact.

Some families and carers would see little or no impact as some service provision would not change.

**Staff**

- As a consequence of the proposed changes there would be a reduction in the number of posts.
- Currently there are 145 posts across the services affected occupied by 137 people, 107 of which are permanent employees. The majority of these posts are within the Housing with Care Service

Across City Council Adult Social Care Provider Services there are a currently a total of 38 Early Retirement/Voluntary Redundancy (ER/VR) applications with a further 73 staff employed on temporary contracts. These ER/VR requests and the number of temporary employees will help to minimise the impact on permanent employees.

**Other organisations**

Should the proposals proceed to cease provision in the 4 Housing with Care schemes. Whitefriars Housing will consider the feasibility of refurbishing the buildings to provide general needs older people’s housing so that more older people could benefit from high quality accommodation in the future. The provision of more quality accommodation for older people supports the city’s Housing and Homelessness Strategy 2013-2018.

**Appendices**

Appendix 1 - Map of Housing with Care provision
Appendix 2 - Map of Council provided Learning Disability Day Service provision
Appendix 1 – Map of Housing with Care Provision