

Housing with care and support



Our 10 year Prospectus
2023 – 2033

Introduction and aims

This prospectus will provide an important delivery framework ensuring that we have a good quality housing offer across Bolton that gives a diversity and choice for those with care and support needs.

This housing offer will play a particularly key role in making sure people can live in their own communities, live their best life, whatever their circumstances, ideally within their own home. We are committed to providing a home with the level of support or care an individual needs to give them the best possible outcomes.

This prospectus will give us the opportunity to collaborate to plan carefully by seeking investment to develop and adapt to fill key gaps in housing and if required we can phase change to decommission and replace out of date provision.

This prospectus has been developed with a wide range of input from partners and stakeholders including organisations in the Integrated Care Partnership, GMIC (Greater Manchester Integrated Care) Council leads, Social Care leads, Bolton Community Homes and most importantly those people that use our services.

Bolton has a well-established enabling partnership - Bolton Community Homes which brings together Housing Providers, Bolton Council, Health and Social Care Services and Voluntary and Community organisations.

We work together to combine the knowledge, skills, and resources of our partners to help improve the provision of affordable homes and create lasting solutions to complex issues and challenges centred on housing, health creation, and homelessness.

The Partnership welcomes the Housing with Care and Support prospectus and are committed to helping achieve the town's ambitions for housing that gives a diversity and choice for those with care and support needs.



Our aims

Our prospectus aims to ensure that we have a sustainable supply of good quality housing to meet the needs of vulnerable people across Bolton.

- Support vulnerable people to maintain and increase their independence, enabling individuals to thrive while contributing to their neighbourhoods.
- ‘Fit people to places’ which means we will have housing models that prioritise what our users tell us they need, where they want to live and aligning our neighbourhood assets and support models with these needs.
- Provide choice and a diverse range of provision for people in need of help and support, helping them to build good and meaningful lives within their communities
- Identify and implement new ways of providing support, such as assistive technology, as well as

working closely with our partners in providing support to people to progress with life skills, independence, education and employment

- Remedy gaps in provision and decommission inadequate quality housing to improve the experience of our vulnerable people and enable them to be part of their diverse community.
- Use the prospectus to assist in identifying key development assets – Capital and revenue funding, land, buildings and other key assets.
- Plan for solid delivery of tangible outcomes using programme management which has a clear plan with realistic timelines and measurements of success throughout
- Learn from the review of existing Supported Housing asset base and identify opportunities for remodelling and recommissioning to provide people with a variety of homes they want and need.

Key messages

To achieve the aims we will work with key partners to:

- Deliver new housing with care and support which is based on evidence of need and agreed priorities detailed in one strategy. With a clear focus on meeting the changing needs of our residents under the established Bolton Vision themes of start, live and age well.
- Turn round the deficit position of vulnerable people with care needs struggling to access housing to one where they have diversity and choice to live positive independent lives in their neighbourhoods.
- The prospectus will enable key housing partners to plan, co-design and deliver new housing for people with care/support.

- Aim for a new way of delivering, which involves support tailored to individual needs and looks at how technology can assist.
- This strategy aims to help, support and contribute to the Council ambition to effectively manage housing demand in Bolton, by proactively supporting vulnerable children, young people and adults in the Borough. By maximising on the opportunities described in this strategy, we will be able to reduce the number of out of borough placements, which are not always in best interest of the child, young person or adult and can also result in poorer outcomes for those individuals. Our local strategic approach will enable us to more effectively manage our demand, enabling people to grow and flourish.

Strategic Context

Our Prospectus links to the strands of the Bolton Vision through the following aims:

<p>Start Well A B C</p> <p>Our children get the best possible start in life, so that they have every chance to succeed and be happy.</p>	<p>Live Well Icon: Family</p> <p>The happiness and wellbeing of our residents is improved, so that they can live healthy, fulfilling lives for longer.</p>	<p>Age Well Icon: Elderly</p> <p>Older people in Bolton stay healthier for longer, and feel more connected with their communities.</p>
<p>Prosperous Icon: Buildings</p> <p>Businesses want to work and invest in the borough and through their corporate social responsibility maximise social value opportunities, whilst creating good inclusive and sustained employment across the system.</p>	<p>Clean and Green Icon: Leaf</p> <p>Our environment is protected and improved, so that more people enjoy it, care for it and are active in it.</p>	<p>Safe, strong and Distinctive Icon: Group</p> <p>Stronger, cohesive, more confident communities in which people feel safe, welcome, and connected.</p>

Our Vision for Start, Live and Age Well

To provide an increased choice of housing and support options for people. This will assist residents to live happy, secure, productive and independent lives in their communities.

Our Ambitions...

<p>Develop our understanding of the needs of people and involve them in the co-design of future accommodation</p>	<p>Develop care and support services (including the use of technology) providing increased choice for people to support independent living</p>	<p>Continue our partnership approach to delivering housing options for people</p>
<p>Provide a greater choice of housing options including a range of tenures to help people live independent active lives</p>	<p>Continue to develop communications, information and networks to ensure people understand their housing options</p>	

Bolton Housing and Regeneration

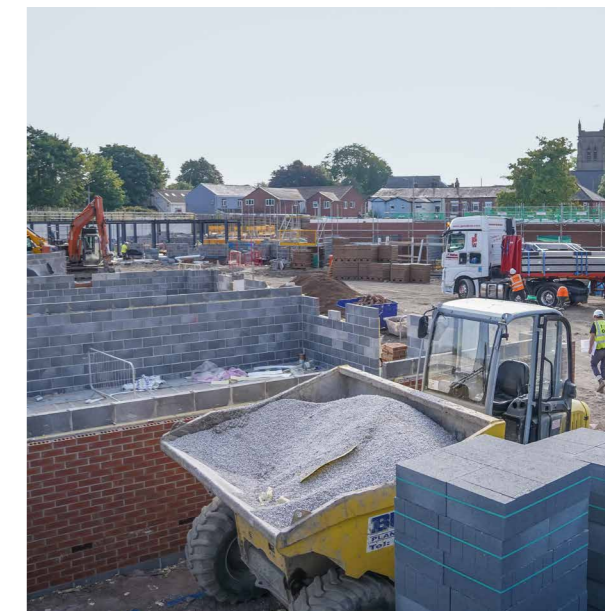
Bolton has masterplans to regenerate both the core town centre area along with four district centres; Farnworth, Little Lever, Horwich and Westhoughton. Work has already started on several schemes which will see over a billion pounds invested.

Collectively these plans will deliver:

- New town centre retail, leisure and business opportunities
- Improved green spaces
- New walking and cycling routes
- Improved publicly accessible spaces
- Better car parking and transport routes
- New community facilities
- Significant residential growth

The regeneration of these areas has already been the catalyst for new Housing with Care and Support, examples include:

- New Extra Care scheme, Lever Gardens, Little Lever (under-construction)
- Over 55's affordable homes, Chorley Place, Bolton Town Centre (complete)
- Five bed pod accommodation, physical disability, Westhoughton (complete)
- Y pad apartment scheme, young people with support, Town Centre (under-construction)



Our aim is to link the priorities outlined in this prospectus to the opportunities made available through our regeneration plans. This will allow new Housing with Care and Support to be delivered in communities that are vibrant and full of opportunities for our residents.

Development opportunities include:

- Identification of suitable sites, particularly those in public ownership
- Affordable housing negotiations with private developers
- Pre-application discussions to incorporate specific requirements into developments e.g. older people housing or homes suitable for disabled people
- Intervention funding via Homes England funding and Council funds e.g., Disabled Facilities Funding

Bolton Health and Care Integration

The Bolton's Integrated Health and Care Partnership (ICP) plan 2022/23 aims to improve the health outcomes for Bolton people by working with partners and local services. There is a recognised link between the places people live and health within the three ICP Plan Priorities:

<p>»»</p> <p>Home first and tackling urgent need</p> <p>Supporting people to access the right care at home (inc Care Homes); avoiding crisis wherever possible. Where people need to go to hospital we will work together to avoid delayed discharge.</p>	<p>»»</p> <p>Living well at home and tackling inequalities</p> <p>Improve population health in neighbourhoods (in its broader, place sense), reduce duplication, support integrated care, and embed prevention working closely with all partners through integrated district teams</p>	<p>»»</p> <p>Enabling healthy and connected communities</p> <p>Work differently with communities to enable self care and support prevention objectives. Work together with place based services and VCSE to draw on existing engagement activity to listen and engage with local people.</p>
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Alignment to Greater Manchester Housing Strategy and delivery

The Bolton 10 year Housing Prospectus for those with care and support needs aligns closely with the GM (Greater Manchester) Housing Strategies including:

<p>The Tripartite Agreement - GMCA (Greater Manchester Combined Authority) Housing providers, LA's) commit to:</p> <ul style="list-style-type: none"> • Creates safe places for people to start well, live well and age well through Dementia and Housing research and developing a GM wide Home Improvement Agency. • Focuses on those who need the most support by improving people's mental health and wellbeing with support from housing link workers in Living Well models, trauma responsive training for housing workforce, responding to delayed discharges • Improves access and choice to quality homes and neighbourhoods via the GM Supported Housing programme • Supporting health creation for future generations including Care leavers, GM House Project, Tackling inequalities • Using our influence for change by Joint lobbying on supported housing 	<p>GM (Greater Manchester) Healthy Homes initiative:</p> <p>This provides us with significant support by giving GM localities:</p> <ul style="list-style-type: none"> • Extensive evidence base to use that to inform delivery • GM level work toward facilitating and enabling improving and upscaling our supported housing market • Development of GM supported housing 'offer' sets out the support available to drive forward progress in localities • Through the Tripartite Agreement, brought together all component parts of the system at a GM level that could support developing new and remodelling existing supported housing provision
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National Supported Housing Policy

The Government policy paper released in March 2022, People at the Heart of Care: Adult Social Care Reform outlines the ambition to deliver new supported housing across country. This includes £300m to integrate housing into local health and care strategies, with a focus on increasing the range of new supported housing options available.

We welcome the opportunity to engage, work and develop our delivery plans with Homes England in alignment with their priorities:

- Commitment to support partnership approach and delivery of a pipeline of new developments
- Emphasis on shared ownership models e.g. Home Ownership for People with Long Term Disabilities (HOLD)
- Move towards place-based regeneration
- Our aim is to transform Bolton's supported housing offer to align with the national Supported Living Improvement Programme

Funding opportunities

- Our prospectus gives us a unique opportunity to bid for national government capital and revenue funding such as the national DHSC (Department of Health and Social Care) £300m Housing Transformation Fund via Homes England who are seeking proposals from local authorities.
- Our 10-year plan fits closely with the current Transformation funds ambition to increase the housing for adults with care and support, and long term shape the housing support market in new and innovative ways. Any proposals will show evidence of our close partnership working across housing, health and social care.

- In delivering the prospectus we may need to partner with other GM Local Authorities to meet more specialist needs as required under the GM Learning Disability and Autism Strategies and will evidence joint long-term strategies and gain commitment from senior leaders and elected members to support the strategy and work across boundaries.
- The Investment Plan (as outlined in Section 7) will provide details about the specific new building and service requirements that will aim to deliver a clear change in delivery and outcomes for people. Any capital investment will also cover adaptations for change of use, purchase of properties on the open market to repurpose and crucially, revenue for support. Our revenue requirement will mostly be for care and support, but we may also need funding for service design, workforce and change management.
- Proposals will need to set out an investment plan including local investment and a plan for sustaining the change post-funding. Any plans, proposals will be outcomes focused proposal and show how success will be measured and reported on.
- It is also anticipated that there will be many opportunities to bid for capital and revenue such as to the £1m funding from the Supported Housing improvement Programme which aims drive up quality and value for money in supported housing with up to £20 million revenue funding available.
- In terms of the broad delivery of the ambitious prospectus we will consider a wide range of funding options and not just confine ourselves to government funding but will also consider private investment funding, borrowing etc.

Start Well

Demographics

- In 2021, the population of 0 – 19 year olds in Bolton was 78,000 (source: Census 2021)
- Data from Bolton’s Joint Strategic Needs Assessment projects that by 2026 the number of 11-15 year olds is expected to increase by 995 people and the number of 16-19 year olds by 1,869 people.
- The number of looked after children at 31st December 2021 was 538
- In 2020 there were a total of 8,590 under 25s classed as having SEND in Bolton; this is made up of 6,068 on SEN Support and 2,522 on an Education, Health and Care Plan (EHCP)
- Data from Government shows that Bolton has on average 2.9 per 1000 population of homeless young people (aged 16-24). A total of 316 referrals were made in 2021/2022, of which 82 were under 18 years of age and 244 aged between 18 and 25
- There are 199 open homeless cases where the main applicant is aged between 18 and 25 inclusive.
- In August 2022, Bolton had 468 open homeless cases where the client had one or more dependent children.

Views of residents / co-production

As part of the work of our Preparing for Adulthood Forum working with those with Special Educational Needs and Disabilities (SEND), we recently delivered a year 9 focus week. This involved speaking to young people, parents and carers about a range of issues including independent living and housing related issues. Some of the issues raised include:

- Need to improve information and communications with young people about their housing options
 - Young people need a trusted advisor to guide them through the options
 - In some instances a care pod style home might be needed to provide a degree of independence for a young person with disabilities
 - Increased Independence is a priority.
 - A home ownership product for people with SEND is required
 - Most people would aspire to their own front door and private accommodation rather than a shared home
- The Supported Living Review in January 2021 included engaging with other young people aged 18 and under through schools and colleges. They fed back that while some approaching adulthood felt ready for independence, 40% felt that while they could live independently, they would still like some form of help as they transition.

Existing provision for children and young people

Residential

There are 24 Residential Care Homes for children in Bolton (source: Bolton Sufficiency Strategy) with 89 beds, and currently the Council only commission some of these placements within these homes. 46 of these beds are for SEND children. Many of the care homes were not originally built/ designed for this purpose, and may be outdated buildings which do not meet modern living standards. We will be seeking to develop and build our own bespoke design buildings with local partners in the right locations over the next 10 years to meet future needs and aspirations of children and young people. We note the current challenges in recruitment of registered home managers need to be considered in any future development and commissioning plans for residential.

Foster Care

Bolton’s Placement Team reports that as at August 2022, there were 22 looked after children placed in IFA (independent fostering agencies) within Bolton. 32 children looked after by Bolton were placed in IFA’s outside of the borough.

Semi independent

There are 11 providers of Semi-Independent Living accommodation with 18 homes and 68 beds. 14 Bolton looked after young people are housed in these beds. Bolton has a block contract with two providers who have 95 beds, of which the majority are not utilised for Bolton young people due to placements by other local authorities. Much of the Semi-Independent Living properties were not originally built or designed for this purpose so we will aim to have a wider diversity and choice of provision for Bolton young people only across each neighbourhood.

General Needs

There is a significant issue for vulnerable care leavers accessing general needs accommodation in terms of affordability, availability and maintaining it long term. We therefore need greater access to general needs

with floating type support and connecting to local assets/activities and further education and employment. Some families, including foster carers and special guardians, need access to larger and better-quality family homes to enable them to provide care, and houses which are accessible for children and young people with needs.

Our Sufficiency Strategy for Children and Young People

If a child needs to be accommodated we will aim to ensure that fostering, residential, respite and semi-independent living placement options promote stability and do not disrupt their education or training. In the case of a child with a disability we will aim to make sure accommodation is suitable for their needs. Locations will support children to thrive and achieve outcomes with proximity to assets such as education, health, leisure and other services.

We are working within the context and delivery of the GM (Greater Manchester) Sufficiency Strategy which sets out the consolidated need and demand for children’s social care services across the conurbation and overlays that against the current prevailing market of provision.

This includes four GM wide priorities:

1. Create new supply- Collaborate with other GM Councils to establish ways to finance, develop and structure major capital projects
2. Growth Partnerships
3. Collaborative ‘soft block’ contracting arrangements
4. GM First Policy

Start Well Prospectus 2023-2033

This is based on our estimate of the increasing needs and demands over the next 10 years, including the need to decommission and replace existing accommodation-based services.

Housing required	Units	Care and support required	Locations required: gaps in provision	Target date
8 New Build Residential Care services 3 beds plus office/sleep over space for staff	24	Children and Young People aged 11 to 18 years old. On-site care including nights. Step up/Step Down facility which will aim to bring our Looked After children and young people back to Bolton.	West Bolton South Bolton Northwest Bolton	2 by 2026 3 by 2029 3 by 2033
1 New Build Residential Care – 3 to 4 beds plus office/sleep space for staff	4	Children and Young People aged 11 to 18 requiring CAMHS (Child and Adolescent Mental Health Services) support Specialist centre to provide residential and therapeutic mental health treatment. Further work is required to scope this between GMIC and Children’s Social Care	To be confirmed with steer from CCG	2026
20 new builds larger properties for larger families, Properties with 5+ bedrooms	20	Larger families (inc. Foster Care) requiring larger and better-quality housing to sustain care to 0-25 year olds. Accommodate multi-generational families/carers. Increase a capacity for larger sibling groups to stay together.	Northwest Bolton	5 by 2026 7 2029 8 by 2033
Adapted houses for families and carers looking after children with disabilities	4	Children 0 to 25 with Disabilities/Foster Care Enable children’s care needs to be met Support families/carers in providing care	Dispersed across the Borough	2 by 2026 2 by 2033
Supported Accommodation (flats) for care leavers	20	Floating/ concierge support Transition to adulthood and independence for young people leaving care. Age range 18 to 25 Opportunities for HOLD/Sheffield model.	Southwest Bolton	2033
Respite and Short Breaks service: 1 new build 4 bedroom adapted property	1	Adapted property to provide respite and short breaks for children with disabilities. Aged 0-18. To be scoped by Children’s Social Care	To be agreed with Children’s Social Care	1 by 2026

Live Well

Demographics

- Current population 18 – 64 in Bolton is 168,300. Life expectancy across Bolton for males is 77.8 and females 81.6, both below the England average of 79.6 and 83.1 respectively.
- 4099 people living in Bolton are reported to have learning difficulties (source: PANSI)
- 2,145 people in Bolton accessed mental health support services between January and March 2022 and there are 3102 people currently under treatment in the Borough (source: NHS England).
- 16% of Bolton’s population aged 16 - 64 reported that a health problem or disability limited them to some extent (in the 2021 Census).

By 2030:

- A relatively minor decrease in Bolton’s 18 - 64 population of 0.5% is predicted to 167,500. However, there will be an increase in the complexity of care needs as evidenced by other demographics
- Data indicates that the number of people predicted to have a learning disability will rise by 5.8% from 5,151 in 2020 to 5,450 in 2040. Anecdotal evidence suggests that as informal carers become older, they become unable to continue to support adult family members with their support needs. This is likely to lead to increased need for supporting living services.
- PANSI tells us that the number of people predicted with autism will increase nominally (0.2%) from 1,682 to 1,686, although we expect improvements in diagnosis rates may increase this.

- The number of people predicted to have impaired mobility will increase by 2.1% (189), from 9,105 to 9,294 (PANSI). Mobility related needs are expected to increase, with implications for both physical environments and support in the design of future care and support
- The impact of the Covid-19 pandemic may further increase the levels of need

Views of residents

Views of residents were sought from current and future service users as part of the supported living review carried out in 2020/21.

It is estimated we have 472 service users within 91 supported living settings.

24 support providers are currently commissioned in and out of borough.

We received 139 responses (29.4% of service users).

Their main feedback was:

- No clear preference in housing type was shown across groups, which evidences that diverse models of housing provision is needed and preferred by users of services
- Step down supported accommodation is important to those in the Mental Health cohort, with many who want to live more independently in future but feel they would need support to transition to independence
- A wide range of assistive technology provided alongside the accommodation offer
- Locations which enable access to employment, volunteering and training opportunities

Current provision

We have a wide range of Supported Living services across the borough, where people have their own accommodation with support. These services are primarily for people with learning disabilities, autism and mental health needs, including some specialist services for people with more complex needs. There is a high concentration of services in certain areas of the borough, and the intention is to diversify the offer across other neighbourhoods over time through de-commissioning and re-commissioning activity.

This works towards our aim, arising from feedback from users of services, that people want to live in their neighbourhoods and build meaningful lives as part of their local community.

Learning disabilities and autism

Some areas including Central and South Bolton have an oversupply of supported living accommodation as properties are generally more affordable and more development land is available. Westhoughton, Horwich, Turton, Chorley Road and Rumworth localities have less provision. There are greater numbers of people with LD living in some areas this is generally due to the location of the services and may not represent the neighbourhood needs more generally. Among those with LD/Autism there are currently 32 living out of borough. The main reason for these customers being placed out of borough is due to their complex, specialist needs and challenging behaviour and the lack of current services available in Bolton.

Mental Health

Current provision is concentrated across BL1 to BL5, which has areas of deprivation and is not reflective of those individuals whose family and community links are in other areas of the borough. Across MH (Mental Health) there are currently 16 individuals placed out of borough with the majority in single flat type models due to lack of appropriate provision in borough and supports those with challenging and complex behaviours.

Other vulnerabilities and physical disabilities

At present needs of individuals are being met by other models of support predominately residential care due to complexities and behaviours of some individuals. Urgent placements and more bespoke provision have been out of borough. OVPD consists of five individuals placed out of borough, one as a result of restrictions, being unable to remain in Bolton others due to age, complexities and behaviours. Given the length of time some individuals have been placed out of borough, a return to Bolton would be challenging but could be considered and would reduce the impact on families. An increase in transition support into adulthood could reduce some of these needs.

Safe accommodation

'Safe accommodation' is only considered safe if it is delivered with domestic abuse specific support. Bolton's refuge has 22 self-contained units to accommodate victims and their children and a further two dispersed units.

Wrap around support is offered which includes emotional and practical support. We have no specialist safe accommodation specifically for BAME, LGBTQ+ or other protected characteristics, they are housed either in the existing refuge with the full support offer or in dispersed and temporary accommodation with support from the Haven Project.

Demand in our refuge placement is high with over 98% occupancy. Out of area residents are also accepted.

From 2018-21, our refuge accommodated 19% of victims from outside the borough. Bolton has six dispersed domestic abuse specific properties for both male and female victims of domestic abuse who may also have complex needs. Target hardening to protect victims and allow them to remain in their own homes is in place somewhat but needs to increase.

Other groups – including homelessness

There are generic homelessness provision for singles and families need of emergency temporary accommodation and support. These include Benjamin Court (24 units) and Benjamin Court dispersed temporary properties (50 units) and three hostels (2 male, 1 female) (72 units). As at August 2022 there are 16,396 people waiting on the Housing Register.

Complex Needs

People with complex needs cross over many of the above categories in terms of homelessness. We have a significant gap in provision for these groups, which can be agile to support the needs and enable good outcomes for this growing cohort.



Live Well Prospectus 2023-2033

This is based on our estimate of the increasing needs and demands over the next 10 years, including the need to decommission and replace existing accommodation-based services/housing.

Housing required	Units	Care and support required	Locations required: gaps in provision	Target date
New build or purchase supported housing. 2 x 8 Individual flats model	16	Specialist autism support for people with behaviour that challenges. It will include 24/7 onsite care and support for semi-independence.	Northeast or northwest, semi urban	2 by 2026
New build or purchase supported housing	10	People with Learning Disabilities who need on site care and support.	South and Southwest Bolton, East Bolton, North and North East Bolton	2026
4 Supported Living schemes (3 x 16 flats, 1 x 4 flats)	57	People with learning disabilities, complex needs and hearing impairment. On site care and support, locations with the right community support assets in place.	South and Southwest Bolton, East Bolton, North and North East Bolton	2029
9 dispersed flats with good accessibility within planned general needs new builds	9	People with physical disabilities who need Floating Support/Home Support and adaptations. Enable people to live independently within their own purpose-built homes.	Across all 9 neighbourhoods	2029
Home Ownership (HOLD)	10	People with Long term disabilities plus potentially physical, and mental health. Also potential for older people with support from BCH partners. Potentially receive direct payments and own funding to fund own care and to buy a home. Home ownership offers long term stability.	Across all 9 neighbourhoods	By 2033
Shared Lives larger mixed properties – 3 to 5 bedrooms or annexes, adapted	4	Long term disabilities – physical, LD and mental health – or older people. Expand choice and diversity of properties for people and their shared lives carers. Enable continued family life or house share in appropriately sized and adapted property.	Dispersed across 9 neighbourhoods	By 2033
New build general needs for Delayed Transfers of Care	200	Homeless people, mental health and mild Learning Disabilities. Flats and houses for people living in the community with Floating Support. Priority to access general needs housing due to vulnerability (Homeless vulnerable families and single people) in temporary accommodation	Dispersed across 9 neighbourhoods	60 by 2026 60 by 2029 80 by 2033
Permanent flats and/or houses for safer accommodation	30	Flats and houses for people living in the community with a need for safe accommodation with Floating Support by domestic abuse support services. Move on from refuge or own home into safer accommodation with floating support, in conjunction with target hardening to secure home	Dispersed across Bolton's 9 neighbourhoods	30 by 2029

Age Well

Our 2020 Independent Living Strategy for Older People is an ambitious programme for future development. Due to substantial progress, we have already completed some schemes, and as a result we need to continue the momentum for developments up to 2033.

This strategy can be found on the Councils website [Bolton.gov.uk](https://www.bolton.gov.uk)

The Age well section is largely based on this strategy, updated and modified where appropriate.

Demographics/evidence of need

- There were 50,800 people aged 65+ in Bolton in 2021 (source: Census 2021). POPPI predicts this will grow by 27% by 2040 to 63,800
- Proportion of population aged 65+ will increase from 1 in 6 to 1 in 4
- Ave increase of approximately 700 people aged over 65 each year
- 17% of people currently on the Housing Register are aged 60+
- POPPI tells us that in 2020 14,110 people aged 65+ needed help with at least one domestic tasks, projected to grow to a third of the older people's population to 18,760 by 2040
- 3,354 of people aged 65+ in Bolton have a form of dementia, and POPPI predicts this will rise to 4,875 by 2040, a 31% increase

Views of residents/ co-production

A household survey was undertaken of older people (aged 65+) during the development of Bolton's Housing Needs Survey in 2016

- The majority (64.2%) want to stay in their own current home with help and support when needed
- 20.5% would consider buying a more suitable home on the open market
- Sheltered and Extra Care is an attractive option, especially for rent:
 - o 25.6% would consider renting Sheltered, 11.2% to buy, 5.5% part buy
 - o 17.6% would consider renting Extra Care, 8.6% to buy, 4.8% part buy
 - o 12.3% would consider co-housing
- Main reasons why older people are unable to move
 - o 49% cannot afford to
 - o 15.7% lack of suitable adapted properties
 - o 21% lack of suitable property in area
 - o 21.6% lack of suitable property type

We are aware that Covid may have changed people's views since our survey, and we will be seeking people's latest views as part of this work, in conjunction with Public Health's forthcoming Age Friendly consultation and other sources of engagement and will continue to engage throughout the life of this Prospectus through planning to delivery.

Mapping provision v need

Challenges with our existing schemes:

- Schemes are mainly located in the most deprived areas and often not located where the majority of older people live
- Distinct lack of owner-occupied accommodation on offer that has been designed and built specifically with older people in mind, such as Lifetime Living where housing is designed to fit changing needs as people age e.g., wet rooms and general accessibility
- Lack of housing choice for people seeking independent living in older age
- Only one of the ten existing Extra Care schemes was specifically designed as Extra Care and all the other schemes have been designed for a previous use. Note that one new scheme is under development currently.

72% of existing tenants have care needs. The result is our existing provision is not designed for purpose.

- Bolton needs significantly more purpose-built housing for older people with a mix community of ages and abilities to promote community living. Support and care to be provided when required using a person-centred approach
- Bolton needs to re-balance its offer regarding sheltered and retirement housing. Increases in home ownership / shared ownership /market rent opportunities will provide existing homeowners the opportunity to choose to move into more suitable housing and free up the family homes they currently occupy. Bolton also needs to address the current over-supply of sheltered rented accommodation, reduce reliance on residential care and review the allocation and support offered.

Age Well – Prospectus 2023 – 2033

This is based on our estimate of the increasing needs and demands for people aged 64+ over the next 10 years, including the need to decommission and replace existing accommodation-based services/housing.

Housing required	Units	Care and support required	Locations required: gaps in provision	Target date
4 Extra Care Schemes	240 (60 per scheme)	Flats for older adults (over 55) with on site care and support for residents as required. Help with personal and household care in a self-contained home promoting independence	Priority gaps: West Bolton, North Bolton, South and Southwest Bolton, Central Bolton	1 by 2026 2 by 2029 1 by 2033
7 HAPPI (Housing our Ageing Population Panel for Innovation) schemes @ 20 each	140	Housing for Older Adults (55+) built to HAPPI principles, in community design, with TEC (Technology Enabled Care) / Floating / Home Support as required	All neighbourhoods except Central and Turton (where schemes in progress)	1 by 2026 3 by 2029 3 by 2033
Retirement Living	120	Mixed tenure homes for Older People (over 55) (HAPPI principles) for self-funders / home buyers with a current low-level need for care and support which may increase. Also include TEC / Floating / Home Support as required.	Individual homes or larger developments across the borough	2033
Review needs for specific dementia scheme	16	On site care and support for residents as required People with Dementia	Consider suitable location depending on cohort	2033

Review of existing provision

We know we have some older supported housing which does not fit with modern standards of living or be suitable for meeting needs across the borough. We have some supported living, sheltered housing and extra care provision which will need to be decommissioned and replaced.







BCH Partners have already reviewed their sheltered housing stock, and we need to review the results and make decisions with our partners. This gives an opportunity to redevelop

existing sites with the aim of giving people choice in the neighbourhoods they live in and ensuring local assets are available to support them.

We will work with housing providers and developers on those sites that become available over the duration of delivering this Prospectus. This will ensure there is enough lead in time to meet the planned development and mobilisation timelines.

Developments in progress

There are a number of developments across Bolton at varying stages




In progress	Units	Support	Cohort	Location	Delivery
 Supported Living apartments for 18 people. 2 buildings – 1 apartment and one as a short-term assessment unit	18	Onsite care and support for semi-independence plus assessment	People with learning disabilities, autism and mental health needs	Westhoughton Site identified for the x2 buildings and in planning stages	2023
 Supported Living apartments for 14 people	14	Care and support for semi-independent living	Learning disabilities including physical disabilities	Crompton/Halliwell Under development	2023
 Extra Care Scheme	60	On site care and support for residents as required	Older adults (over 55)	On-site in Little Lever.	2023
 Y Pad scheme, self-contained accommodation with access to YMCA activities and support	48	Support into independence	Young people 18-25	Bolton Town Centre	2023
 St Columbus HAPPI Scheme	24	On site care and support for residents as required / TEC	Older adults (over 55)	Ripley Street, Bradshaw	2022
 Sanctum Last Drop	98	On site, support services via link with hotel	Older adults (over 55)	Bromley Cross	2023

Investment Plan

Resource opportunities

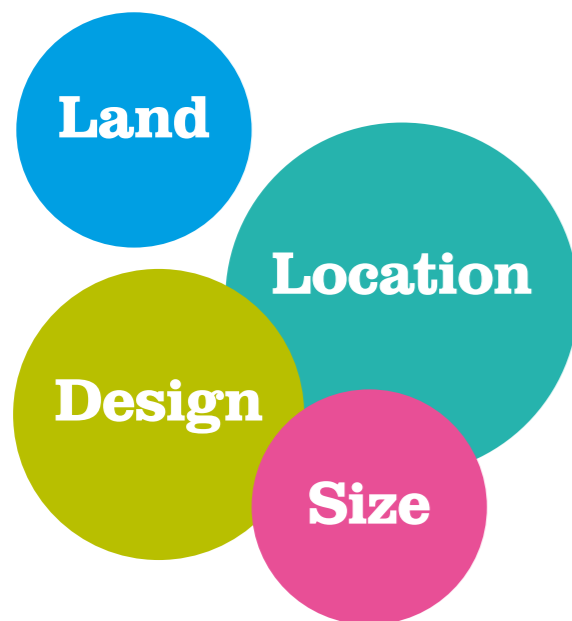
Year	Sources	Funding available	Funding
2023	Homes England	Affordable Housing Programme 2021-26	Capital
2023	Supported Housing Improvement Programme	Potential for significant funding	Capital
2023-2033	Ethical Development Private investment through pension funds	Potential for significant funding	Capital
2023-2033	Resonance Ethical Fund	Funding available via Greater Manchester	Capital
2023-2033	Borrowing for mixed funding by BCH housing partners	Potential for significant funding	Capital
2023-2033	Housing benefit/ Universal Credit - Exempt Rent Intensive Housing Management	Potential for significant funding	Revenue
2023-2033	Health and Care Commissioning Funding	Recycled funding from decommissioned supported living, to deliver floating support visiting services, outreach	Revenue
2023-2033	Domestic Abuse Safer Accommodation (DHSC)	To deliver floating support visiting services, outreach. Reoccurring funding available for partners to deliver safer accommodation.	Revenue
2023-2033	DHSC funding for homelessness	To deliver floating support visiting services, outreach	Revenue
2023-2033	BCH Recycled Capital Grant	Potential for significant capital	Capital
2023-2033	Council Capital Budget	Low potential for funding	Capital
2023-2033	Council's/NHS Land/properties	Good opportunities for unused Public Sector assets	Existing assets
2023-2033	Disabled Facilities Grant	Potential to use the funding creatively for adaptations/equipment	Capital
2023-2033	Section 106 Planning requirement	Significant opportunity for capital	Capital

Summary of Proposed Delivery – new developments

Cohort	No of units by 2026	No of units by 2029	No of units by 2033	Total no of units
	16	12	33	60
	86	156	94	336
	80	180	240	500
Total	182	348	367	896

Indicative costs

Costs are dependant on many variables:



We would expect to co-design and cost with selected development agents as part of the ongoing delivery of the Prospectus. In this process we would expect to determine both capital and revenue requirements.



Delivery and monitoring

Delivery planning

We will use asset mapping to ensure neighbourhood provision of health, education, leisure and access to other services are sufficient to support long term independent living. Mapping will also be used to ensure we have a good spread of locations across neighbourhoods to meet people’s needs, while ensuring the correct concentration of provision in areas. We use Springboard which provides data on local demographics, including assets (location and type), health, employment, social care uptake and deprivation, all of which

informs our delivery planning. We are also using Government data such as the Census 2021 and ONS data via POPPI and PANSI to inform our planning and ensure delivery has a solid evidence base.

Strategic commissioning planning will inform this document throughout the next 10 years, keeping it current, realistic and deliverable. Plans will be regularly reviewed, with scheduled points through a partnership approach with BCH, other agreed housing partners and delivery agents, ensuring support by providing information for business on demographics, assets, and funding.

Delivery opportunities and partnership working

The main focus of this prospectus is to detail the types of Housing with Care and Support required in Bolton over the next 10 years. To deliver these new homes and services we will look to our partners and wider providers to bring innovation and opportunities to assist us achieve our aims.

- We will seek opportunities through the availability of Council and wider public sector owned sites and where viable, private sites on the open market
- Through our partners, we hope to identify existing supported housing assets to identify opportunities for re-modelling and recommissioning to deliver our new requirements
- Our aim is to link in with the plans to regenerate areas of Bolton, providing specialised homes in developing communities
- Where appropriate we will bid for available funding
- We will also seek opportunities through innovative S106 negotiations and influencing new house builders to deliver our aims as part of their developing schemes
- Our established partnerships such as Bolton Community Homes Partnership will be fully engaged to assist us with delivery, but we are open to wider solutions where opportunities or specialisms exist
- The challenge will be communicated to providers who we are sure will develop innovative solutions and lead on delivery, engaging both public and private sectors
- We will also engage the voluntary, community and Social Enterprise sector to work in partnership to deliver care and support
- Our existing Housing Delivery Plan will assist us to develop our approach to this work, already identifying sites and opportunities
- Delivery will involve partnership working and innovation from providers rather than a Council led commissioning approach

Selection of delivery agents

We will use the following routes for selection:

- Bolton Community Homes Partners
- Using existing procurement frameworks
- Go through evaluation and due diligence process to identify suitable developers who have an accredited track record, e.g. registered providers and/or seek references from Councils or other commissioning bodies
- Those that have an ethos of working partnership with Councils and other commissioning bodies

Monitoring

The Governance for our delivery includes reporting into senior Council and Health stakeholders, such as Departmental Leadership Teams and the Executive Cabinet Member (Place, Children's, Adults, GMIC) and all plans report to the Health, Housing and Social Care Sub-Group, to ensure sign off across all partnerships with a view on housing with care and support.

Summary of Evidence Base

Joint Strategic Needs Assessment

Strategic Housing Review shows emerging need and changing expectations of people in services

Liquid Logic client database

Springboard – Market Intelligence System

Housing Register

Safer Accommodation Review

Independent Living Strategy for Older People





Housing with care and support

Our 10 year Prospectus

Bolton
Council