

Strategic Housing Needs assessment and Registered (housing) Provider Investment Guide (2020)

General Housing Needs.

The 2019 Strategic Housing Market Assessment (SHMA), adopted by the Council in November 2019, includes analysis of general Affordable Housing needs. The objectively assessed total housing need (OAN) for the Borough as a whole is for 645 dwellings per annum. In terms of affordable housing needs it shows a need for an additional 391 affordable homes per annum (and therefore the Council is justified in continuing to seek to secure affordable housing as part of new developments through Planning S106 requirements - the current Local Plan policy is based on seeking to secure 15% of affordable housing on qualifying schemes in Bootle/Netherton and 30% elsewhere). This reflects the fact that the levels of affordable housing need is greater in areas outside of Bootle and Netherton, and particularly in the north of the borough such as Southport.

It would be expected that this housing would primarily be delivered as social/affordable rented housing. Rents should be affordable and set in line with national rent guidance, but ensure rents are set at no more than Local Housing Allowance levels.

Given the nature of the likely demand for affordable homes ownership in Sefton, and the reasons that drive this, the SHMA suggests that shared ownership is likely to be the preferred product, rather than discounted market sale. This has the benefit of requiring a much lower deposit and lower overall costs (due to the rent being subsidised). It also allows the Council to require that any funds secured through 'staircasing' can (preferably) be recycled for other affordable housing in the local area.

The analysis in the SHMA concludes that the following represents an appropriate mix of affordable and market homes:

Housing Tenure	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Affordable Housing (Rented)	35%	30%	30%	5%
Affordable Home Ownership	25%	40%	30%	5%
Market	5%	30%	45%	20%

This mix is considered largely applicable to all parts of the borough, although in Bootle/Netherton there is likely to be a greater demand for 1 bedroom affordable rented properties.

Analysis of Sefton Property Pool Plus housing register data for recent years shows that between 56% and 58% of all applicants require 1 bedroom accommodation. In comparison only 34% of properties available for letting via PPP were 1 bedroom properties in 2019-20.

During the Covid-19 pandemic period the Council (like many others) saw unprecedented levels of homelessness, and the need to provide temporary accommodation for these households. At its peak (in June) the Council had 138 homeless households in temporary accommodation, and 87% of these were single person households. Therefore, the greatest need for move on accommodation for homeless households has been sourcing 1 bedroom accommodation. (Note; this evidence of homelessness housing requirements will be continued to be monitored as the Covid-19 pandemic continues or escalates into Winter 2020/21.)

Regeneration Needs

Sefton suffer a high level of empty dwellings. In recent years the total level of empty homes has been in the region of 5,000 homes. Of particular concern is the high level of long term (more than 6 months empty) empty homes, which stand at approximately 2,800 homes. The highest concentrations of empty homes are in central Southport and Bootle. Acquisition and refurbishment for affordable housing will be encouraged; particularly if this can deliver one bedroom accommodation for rent in all areas or low cost home ownership in Bootle.

The Council has also developed strategies and investment plans for regenerating its key town centres, including Bootle, Crosby and Southport. The Council will want to encourage mixed use developments within these town centres, which may provide opportunities for RPs to develop some affordable housing.

Older Persons Housing and Extra Care housing needs

Sefton's 2019 Strategic Housing Market Assessment states, "Overall the analysis identifies a total need for around 1,300 'extra-care' dwellings to be provided in the 2017-36 period, with around 70% of these to be rented (affordable) housing and 30% leasehold (market) accommodation". Based on the distribution of our older persons population, the table below sets out the numbers and tenures of Extra Care housing required in different locations within the borough.

Sefton	Southport	Formby	Maghull	Crosby	Bootle	Netherton
<u>Requirement</u>						
Affordable units	315	100	127	142	119	132
Private units	170	54	69	76	0	0

The SHMA also concludes that generally there is an adequate current supply of sheltered accommodation in the borough.

An Extra Care Prospectus document will be produced, which will offer more information and detail on the borough's extra care needs, and how the Council would like to work with housing developers and RPs, to deliver extra care in future.

As well as seeking new-build extra care schemes the Council would also like to explore whether any existing RP sheltered housing schemes may be suitable to be adapted to deliver extra care facilities and services.

A key aspiration is to try to ensure that all future Extra Care schemes that we support are developed to meet the needs of our existing older residents.

Housing needs of disabled households

The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives. Unsuitable or unadapted housing can have a negative impact on disabled people and their carers. It can lead to mobility problems inside and outside the home, poorer mental health and a lack of employment opportunities. Providing suitable housing can enable disabled people to live more independently and safely, with greater choice and control over their lives. Without accessible and adaptable housing, disabled people risk facing discrimination and disadvantage in housing. An ageing population will see the numbers of disabled people continuing to increase and it is important to meet their needs throughout their lifetime.

The health and lifestyles of people will differ greatly, as will their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. Similarly, disabilities can include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs, which may generate a range of housing requirements which can change over time.

Multiple sources of information may need to be considered in relation to disabled people who require adaptations in the home, either now or in the future.

The table below shows the proportion of people with a long-term health problem or disability (LTHPD), and the proportion of households where at least one person has a LTHPD. The data suggests that across the Borough, some 40% of households contain someone with a LTHPD. This figure is notably higher to that seen in other areas. The figures for the population with a LTHPD again show a similar pattern in comparison with other areas (an estimated 23% of the population of the Borough have a LTHPD). When looking at smaller sub-areas, the analysis shows a notably higher proportion of people/households in the Bootle and Netherton areas as having a LTHPD.

Households and people with a Long-Term Health Problem or Disability (2011 Census Data)				
	Households containing someone with a health problem		Population with a health problem	
	Number	%	Number	%
Southport	15,311	38.4%	20,748	23.0%
Formby	3,604	36.1%	4,782	20.1%
Maghull/Aintree	6,064	39.4%	8,011	21.5%
Crosby	7,898	37.6%	10,373	21.1%
Bootle	7,055	44.1%	8,946	24.9%
Netherton	7,088	45.2%	9,201	24.7%
Sefton	47,020	39.9%	62,061	22.7%
North West	1,100,812	36.6%	1,426,805	20.2%
England	7,217,905	32.7%	9,352,586	17.6%

The SHMA has identified that in general, Sefton has higher levels of older people and people with a disability compared with other areas, and that an ageing population means that the number of people with disabilities is likely to increase substantially in the future. The SHMA identifies a need for up to 780 dwellings to be for wheelchair users (meeting technical standard M4(3) - which are similar to the Lifetime Homes Standards), hence there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings

Property Pool Plus information (2019-2020) on supply and demand for Adapted properties shows 4% of all categories of applicants on the housing register need an adapted property. Demand for bungalows (the majority of which are suitable for disabled households) is extremely high; with the number of applicant bids per property usually in excess of 100 bids.

Housing Needs of households with a Learning disability or mental health condition

Using data based on the Liquid-logic Adults System (LAS) for case management information used in the Supported Living service areas in Adult Social Care (ASC), on average over recent years there are some 526 Adult Social Care Clients (ASC) with an open Supported Living service. Of these 66% have a Primary Support Reason (PSR) of 'Learning Disability'. Table 1 illustrates the age and PSR distribution of clients with an open service.

Table 1. Count of Open Supported Living Clients by Age and Primary Support Reason (PSR)

Primary Support Reason	Age <20	20-29	30-39	40-49	50-59	60-69	70-79	80+	Total	%
Learning Disability Support	5	51	62	60	86	61	21	1	347	66
Mental Health Support	1	26	14	31	35	23	4	1	135	26
Physical Support - Access and Mobility Only				1	1				2	0
Physical Support - Personal Care Support	1		3	3	6	4	5	2	24	5
Sensory Support - Support for Visual Impairment						1			1	0
Social Support - Substance Misuse Support					1				1	0
Social Support - Support for Social Isolation / Other		1	1	1					3	1
Support with Memory and Cognition		1	1			2	4	5		
TOTAL	7	79	81	96	129	91	34	9	526	
%	1	15	15	18	25	17	6	2		100

When clients first enter their Supported Living service they are predominantly younger people. The number of 'transitioning' clients from the age of 25 or below averages around 20 per year. Projection of Supported Living numbers based on past patterns suggests there has been a general steady upward trend, which would be expected with a continual influx of 'transitions' cases, some with complex needs and autism. Projecting the current numbers forward suggests that if historic trends continue there will be approximately an additional 40 people in Supported Living

services over the next three to five years, for whom we will need additional accommodation.

Supported Living is defined as housing for Adults with disabilities who want to live independently but may need some help and support. The Adult will have a tenancy with a landlord and will receive care and support from a CQC registered Support Provider.

We have an ambition that all the Supported Living Schemes can provide good accommodation to Adults and support them with gaining independence, meeting their outcomes and living meaningful lives. The quality and type of accommodation will have an impact on the Adult's wellbeing and what they wish to achieve in life and therefore Sefton Council wishes to ensure that additional accommodation is of a good standard.

We would wish to discuss individual scheme proposals and the requirements for the standard and quality of Supported Living accommodation for Adults who have a disability; this may be a Learning Disability and/or Autism or mental health issue, and in some cases a Physical Impairment or a Sensory Impairment. The accommodation we require will generally be for single person households, requiring one bedroom accommodation. This would preferably be provided as individual self-contained units within a scheme. Provision within a shared house may be considered, but as a minimum we would expect to see en-suite accommodation or (if appropriate for the client group) also provide a small kitchenette in rooms to enable isolation (and independence) whilst also having shared facilities to meet the needs of the client group. We would normally require accommodation to be provided in groups of flats and/or bungalows with each scheme not containing more than 6 to 10 accommodation units, (in a shared house no more than 6) and be set up in order that the property meets needs of intended tenants.

We would acknowledge, however that as part of wider community integration that most people with a physical disability as primary need or a mental health issue where their condition is stable, will be seeking either a general needs property or an adapted general needs property and will not require support as part of a larger scheme, and these clients would normally secure homes through the general allocations scheme, Property Pool Plus .

RPs seeking to develop supported living schemes in the borough should enter into discussions about their proposals with the Council's Commissioning Team and Housing Strategy Team before progressing any scheme. Alongside the standard and quality of any property, the Council's Commissioning team will need to understand if there is a known need for the service, at the time the approach is made, the type and location of property, that rental and service charge levels are within Local Housing Allowance parameters and will also look to commission a care provider separately through an open procurement process. In all cases our ambition is to ensure that people are supported effectively within their community with active input from people who use the services and their families, enabling them to live more independent lives.

Transforming Care

Transforming Care programme is part of NHS England's' national plan to support people with learning disabilities and/or autism who display behaviour that challenges, including those with a mental health condition, who are in intensive support units, forensic services or acute inpatient facilities. A commissioning guide entitled, Building the Right Support, developed in association with Local Government Association LGA and the Association of Directors of Adult Social Services ADASS provides local commissioners a clear framework around the development of more community services for people with these needs. The Care Quality Commission's policy Registering the Right Support published in June 2017, supports this and provides its strategic approach with regards to registration of supported living services. From work undertaken locally with both NHS and Council commissioners, needs for the creation of new services under the Transforming Care agenda are low in Sefton. Our strategic needs as shown above will be for young people transitioning into adults services, of which a number present complex needs and autism. However we would seek to acknowledge the principles of the commissioning guide and the strategic approach of the Care Quality Commission in the design and creation of any services developed to meet local needs. We would therefore request that housing providers contact the Councils Commissioning Team and Housing Strategy Team, before looking to develop any services as part of this agenda or to meet local needs as identified above.

Summary of priority RP investment requirements

- Affordable rented homes, particularly in high need areas outside of Bootle and Netherton
- Provision of 1 bedroom affordable rented homes across the borough but particularly in Bootle and Netherton
- Provision of properties, particularly bungalows and ground floor flats, suitable for disabled households
- On larger development schemes (15+ dwellings) the Council will prefer to see some 1 bedroom properties delivered, and some disabled bungalows.
- Provision of Extra Care housing
- Schemes which contribute to the regeneration of town centres and deliver suitable affordable housing
- Schemes which tackle empty properties and bring them into use.
- Provision of supported living accommodation for clients with learning disabilities and/or mental health needs in groups of flats and/or bungalows containing no more than 6 to 10 accommodation units, (in a shared house no more than 6) and be set up in order that the property meets needs of intended tenants.

Sefton Council declared a Climate Emergency last year aiming to reduce carbon emissions and committing to become a 'net zero' authority by 2030. Since the Council has adopted its Climate Change Strategy. We would encourage RPs to consider providing new homes that are highly energy efficient (at least EPC Band B) to address climate change in order to contribute to the aims and objectives of this strategy. We will also wish to take account of the emerging National Design Guide.

Sefton would prefer to see rented homes delivered at Social Rented levels or within LHA levels, but otherwise in line with the Rent Standard set by the social housing regulator.

Sefton will expect nomination rights to at least 50% of all new-build social/affordable rented homes provided; and for this to be provided via the Council's Allocations scheme, Property Pool Plus. Housing Associations are required to co-operate with LAs to assist discharge their strategic housing responsibilities. Providing nominations to those on the Council's housing register is considered by Sefton to be a key means of co-operation.