

New Models of Housing (& Care)

**Building homes that create
independence and opportunities**

Introduction

- Social care as an economic driver
- Data, people and partnerships drives success
- Collaboration, joined up thinking and services are key
- Enabling Housing, Adult Social Care and SCAS has created a new way and model of working



Communities and social care context

9.3 million

hours of home care pa
provided in North East – an
increase of 20% due to Covid

3% by 2040

expected population growth –
with 65+ growing by 31% over
the same period

50%

more adults aged 65+ are
expected to be living with
dementia in 2040

27

care homes and 18 home care
locations deregistered in one
year

£119bn pa

that carers are estimated to
save the UK economy
nationally

£10 million

invested in assistive
technology in social care

Our Housing Delivery and Investment Plan priorities

£59m council investment
First council houses built in **40 years**
First tenancies in **20 years**



210 empty properties brought back into use



193 new build bungalows



171 new homes for supported accommodation

“It will be wonderful to have more dedicated housing for the older residents of Sunderland. Transitions in later life often result in the need for more suitable, affordable social housing. Many older people are in need of accessible and adapted properties which improve their quality of life and overall wellbeing.”

Tracy Collins, Director, Age UK Sunderland

Strategic focus

- Sunderland's City Plan
- Housing Strategy
- Strategic Boards
 - Ageing Well Boards
 - Health and Well Being Board
 - Living Well Board
 - Sunderland Safeguarding Adults Board
 - Domestic Abuse Violence Against Women and Girls Executive Board
 - Strategy for Sunderland



Our housing background



Doing the right thing

- Close working with other Registered Providers
- Complement to fill the gaps
- Team approach bringing forward homes needed for specific client groups
- Ensuring homes we develop meet the needs of residents
 - Not just physical building provision but encompassing long term care and support considerations including how technology can meet these needs

Albert Place: Testing the future

- Pilot new build for clients with autism and complex learning difficulties
- Four bungalows built to full wheelchair standards
- Jointly developed and delivered: Housing, Adult Social Care, SCAS
- Key features in delivery:
 - 5G connectivity
 - Fully tech enabled
 - Early joined up thinking on allocations and care
 - Public art



Albert Place: case study

This is James and his mum Michele

This short video will show how these new homes and the technology and services have changed not only James's life but also his family's lives



Albert Place: case study

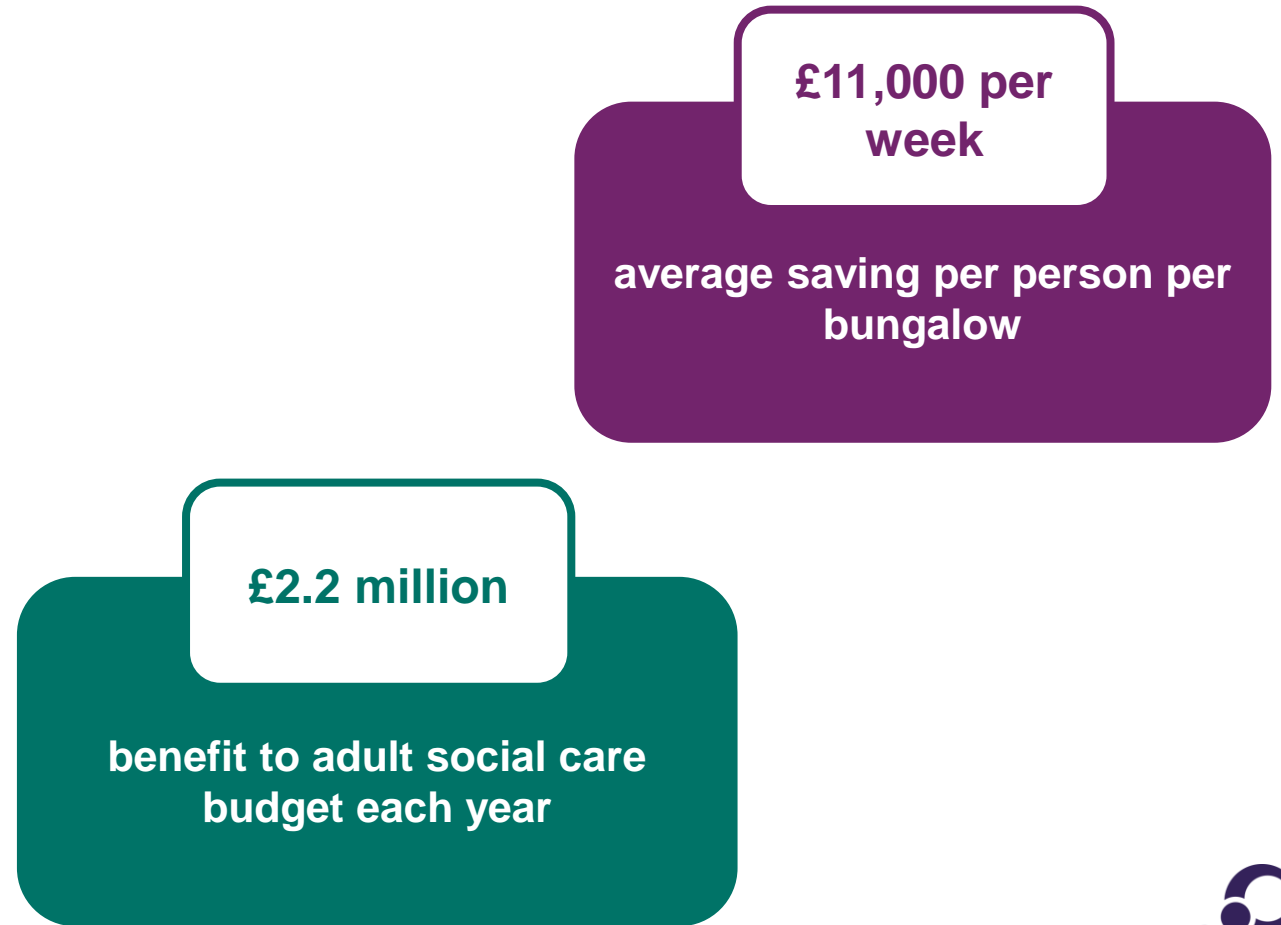


The difference technology can make in care



Albert Place: case study

- Restructuring care around the person using technology has had major benefits
 - More independent life with support
 - Proactive care through technology
 - Job creation
 - Financial benefits



Albert Place: case study

- Unexpected wider positive impacts too:
 - James's mum has now been able to go back to work as a nurse
 - Working to support the Covid vaccination programme
 - James's parents are going on their first holiday together without the worry about James and his support and care



Building on this success

- Project and care team being extended to a conversion of an Old School House opposite the bungalows
- Creating 15 further apartments for clients with autism and learning difficulties
- 5G connectivity with bespoke technology



Building on this success: Phase 2

Cork Street, Hendon

- New Day Centre for residents with physical disabilities
- 17 bungalows on site
- 5G connectivity
- Fully tech enabled
- Day Centre and eight bungalows complete



Building on this success: Phase 3

Willowfield Supported Housing Village

- ASC design-led scheme
- £16m capital project
- Carbon neutral development
- Delivering estimated 80 homes of specialist accommodation



Key issues

- Strategic aims and objectives at the heart of delivery
- Joined up thinking – and working
- Infrastructure of connectivity
- Harnessing technology
- Supporting residents and maximising independence

“This is all about prevention... About supporting people to live well and independently; helping people to manage.”

Michele, James’s mum