

STAFFORD BOROUGH LOCAL DEVELOPMENT FRAMEWORK
MEETING WITH STAFFORDSHIRE COUNTY COUNCIL -
SOCIAL CARE & HEALTH AND STAFFORD BOROUGH COUNCIL

DATE OF MEETING - 23 AUGUST 2007

Officers in Attendance:-

Paula Furnival - District Director, Staffordshire County Council
Alex Yendole - Stafford Borough Council

- An explanation was provided of the new Development Plan process for the Stafford Borough area from 2006 to 2026. In particular reference was made to 10,000 new houses likely to be required over that time period and the implications on Staffordshire County Council's Social Care and Health Services.
- PF role is the District Director for all Adult Social Care across the Stafford Borough Council area. The main contact in the Chief Executive's Directorate is Sarah Charles who may also have particular issues and a longer term vision regarding the Stafford Borough area. Richard Coggins or Tracy Haycock should be contacted regarding the Youth Service.
- The Social Care & Health Department has overall responsibility for social care of all adults above 18 years old. This role involves assessing need and eligibility criteria for services or financial assistance. Social Care & Health commissions and individual budgets. Nursing Care, Residential Care, Day Centres/Services. As a result of Staffordshire County Council not being a social housing provider significant work is underway with Registered Social Landlords in Stafford Borough to address requirements for housing needs. Within Stafford Borough there is projected to be demographic growth of approximately 11% in people with learning disabilities. Similarly there is a predicted increase in the number of elderly people of between 40% to 60% over the period to 2026. Although mental health is not directly managed by P.F. there are very close links with the Service.

Key Issue 1

- The Agenda for Older People by Staffordshire County Council is considering the implications of demographic growth and solutions for key areas of policy including encouraging people to live longer in their own homes. The Changing Lives initiative will therefore involve more support at people's homes. This approach is a direct alternative to the current provision system of Residential Care. Elderly people not able to remain in their homes will have a chance of moving into Extra Care developments.
- Extra Care development provides a range of sheltered housing accommodation and additional care provision on-site if required, with schemes being a mix of private ownership or tenancies with 24 hours a day support. The first scheme in Stafford Borough is at Roseneath, Stone. Housing 21 are the providers and developers of the extra care scheme at Roseneath.

- Furthermore five feasibility studies are also taking place on three areas of land owned by Stafford and Rural Homes and two areas of land owned by the Beth Johnson Housing Association. These schemes will be adaptations to existing facilities in order to deliver Extra Care developments and are likely to be available in two to three years.
- Staffordshire County Council has produced the 'Vulnerable Adults Housing Strategy' which is a useful source of information about future policy initiatives.
- Extra Care developments are based on a formula of elderly people with mixed abilities within the scheme itself to spread the care required. Older people currently living in residential homes will be transferred to private sector residential homes in the near future through the Changing Lives programme. The requirements and demand for places in supported accommodation is increasing steadily and therefore alternatives must be delivered for the future. Corsers Court in South Staffordshire is an example of an Extra Care Development. Generally the developments require a minimum of 65 units to be economically viable, with new schemes being made available through new build and refurbishment. There is the potential for some sheltered schemes in Stafford to be extended for an Extra Care Development in the future. Although extension schemes are relatively cheap in comparison to new build it is important to consider whether the sites are in the correct location in terms of extra care provision.
- The current consultation on care homes of sites may lead to a number of sites becoming available for sale within Stafford Borough's urban areas. The majority of these sites are within Stafford Town. The only sites outside of Stafford are at Stone, these being Roseneath and a day centre. Other resources available to the Social Care & Health Department are sheltered housing schemes and day centres, the most significant site being the Northfields Day Centre on the Stone Road in Stafford. This large area of land stretching from the Stone Road back to Marsden Road and including some derelict buildings and land. This site is large and close to the Town Centre which may be available for development in the future, subject to the county's plans and planning considerations.

Key Issue 2

- There are three homes for people with learning and / or physical disabilities in Stafford Borough housing approximately 50 people. The Changing Lives programme may see these homes decommissioned and the residents moving to other accommodation. It is entirely possible for some people with disabilities to be property owners and therefore there are plans to encourage growth this area to deliver good quality housing in the private sector. The standards of Lifetime homes do not cover the facilities required by this specialist group, such as fully adapted bathrooms, hoists and other practical facilities within the home. There is an increase in the number of people within this category and approximately 2,500 people with significant learning and / or physical disabilities across Staffordshire.

Key Issue 3

- The housing issues for people with mental health are similar to those with learning and / or physical disabilities. People with physical disabilities and mental health issues need improvements to transport infrastructure, especially access to buses, in order to improve their lives and access to services and facilities. New Extra Care developments should be located close to town centres for easy access services and facilities such as health centres, shops and GPs as well as the public transport system. Providers are considering locations for new residential care facilities that might be made available. Improvements could be made to public transport provision in the (e.g. in the Castlefields area) so it is important to discuss with public transport operators.

Key Issue 4

- The provision for Day Care services will change overtime especially for the under 65's because of the number of people who shared work. The objective is for people with learning and physical disabilities to work as volunteers within the community which can lead to employment. Therefore it is important to increase the employment opportunities for people close to their homes. This group of people who are 10 to 15 minutes bus ride can therefore access employment so consideration should be given to new business parks access to public transport and limit the distance required for walking to 100 metres. In summary make sure people are kept close to services and facilities.

Key Issue 5

- There is a work stream concerning the funding of Disabled Facilities Grant provided by Stafford Borough Council with Staffordshire County Council who assess within updating the criteria for resources. Stafford and Rural Homes also provides funds for the adaptation of homes. It is important to consider the use of money and the way adaptations are brought into place. It is important that the proportion of adaptations are balanced with new locations for development rather than continuing to adapt existing homes. The market does not provide the adaptations or requirements needed to assist people with physical disabilities, making up 1-2% of the marketplace. Therefore it makes more sense for some homes to be built which take account of this rather than continuing always to adapt existing housing.

Main Points

- History shows that private companies are providing some houses for elderly people such as the McCarthy and Stone development in Stone town centre. Such housing could be suitable for approximately 85% of elderly people but the remaining 15% may require extra care and more support which is not currently provided by the market. As the number of elderly people are increasing and there is the need for more care then there will be the requirement to provide different types of care and new accommodation in the future. The marketplace will not meet the anticipated growth.

- It is important to consider the mix and type of housing required. For example continuing to build large 4 bedroom family housing only is not necessarily going to be appropriate. The housing mix must be aligned to the demographics of the future population. Construction of 4,000 new houses in a location will result in approximately 12,000 people moving into the area. Whilst the number of older people and those with learning or physical disabilities is low this still means that a range of options is required.
- It is important to provide all people with access to services and facilities and especially Older people, Learning Disabilities and Physical Disabilities because clearly the demands of this group are greater, including GPs, community services and social activities. To reduce resource implications for Staffordshire County Council it is important for elderly people to have access to local community centres to be available rather than day centres. If 1,000 houses are built in one location of 2,000 - 3,000 people this will lead to approximately 10 - 15% needing specialist services. Therefore resources for homecare services would be significantly improved if the elderly population are located in the same geographical area, and it is better for economies of scale. The District Director would support new housing in one place, if it can meet all these needs plus to deliver health initiatives and improved accommodation.
- Jane Chapman is the Primary Care Trust Practice based Commissioning Lead, covering 13 G.P. practices in Stafford. Karen Morrey is the Chief Operating Officer at Stafford Hospital and both would value information to support increasing development to Stafford Borough. The Health Services are currently under pressure due to the population dynamic. Stafford and Rural Homes connection is Bob Floyd.
- Date of next meeting January / February 2008.

Note prepared by Alex Yendole

Date Last Revised: 6 September 2007

Stafford Borough Council – Forward Planning Section