

Special Lettings Scheme Potters Court

Southampton's Housing Allocations policy sets out the Council's approach to allocating social housing homes in the city. The policy complies with relevant legislation in particular the relevant Housing Acts and followed when determining if someone is eligible for Extra Care Housing (also known as Housing with Care). Applications will be accepted for extra care where households are assessed as having both a housing need (see full policy link) **and** an unmet social care and support need as assessed under the Care Act 2014.

In addition the policy allows for Special Lettings Schemes to be used in certain circumstances by the council or one of its social housing partners .This is most frequently done , though not exclusively so, when a newly built or refurbished scheme is to be let. In the case of an extra care housing scheme there is a particular need to ensure lettings are sensitive to the special needs of the residents within a scheme, many of whom will have vulnerabilities, and regard to the compatibility of the mix of residents will be necessary to ensure the community created enhances the health and wellbeing of all of its residents.

It has been decided to use such a Special Lettings policy for a new extra care facility being developed in the city , known at Potters Court.

This is the largest Extra Care housing scheme in the city to date, comprising a total of 83 flats and guest studio over 4 floors. There are 2 one bed bariatric flats; 6 flats with additional accessibility provision (2 of which are one bed units and 4 are 2 bed units); 56 one bed 2 person flats and 19 two bed 3 person flats . All flats have balconies or ground floor designated space.

Additional services provided include :

Meals provision with on-site restaurant

Laundry / Games Room/, Library/ IT suite

Activities co-ordinated using the communal services to combat social isolation

Wellbeing suite for delivery of health and wellbeing sessions

Disability accessible homes throughout including walk-in level access showers

Assessment /guest flat

High specification homes with low running costs

Special bariatric designed homes

On-site 24 hour care support provision on site

There are a number of council strategic aims that the delivery of new extra care housing hopes to achieve and which are reflected in this special lettings scheme. In particular the Council and the NHS Clinical Commissioning Group is seeking to increase the number of homes in extra care housing to help meet the needs of Southampton's aging population providing a genuine alternative to residential care. This is particularly relevant to people with complex needs, such as dementia, and physical needs, but reflects other care groups too, including people with mental health needs and learning disability, and anyone who would benefit from the housing with care environment as long as it is suitable for them to do so.

The following criteria therefore will apply for the letting of the new Extra care provision at Potters court:

In order to achieve a successful and vibrant community within the Extra Care housing scheme a balance between levels of care that residents receive will be implemented when the initial lettings are made. This will also allow the care delivery provider to meet the overall needs of the block. Based on previous experience of lettings extra care housing blocks different levels of care that households receive will be split on the following basis: 40% of new lettings to those in receipt of bronze (low) level of care, 30% to silver (medium) level of care and 30% to gold (high) level of care. This may change to reflect needs of residents and subject to review of the care delivery able to be managed by the on-site provider.

Applications for Potters Court will in the main be considered where the main applicant / or applicant with the care need is aged 55 or over in line with all other extra care schemes in the city and in recognition that the nearby Kiln Court development will be age restricted to 50 plus. However, younger applicants with an enduring need for the care and support delivered onsite and who have a long term need for this form of specialist accommodation will be considered where it is assessed that this is compatible with the scheme community as a whole.

Priority will be given to those people living in residential care settings funded by the local authority who no longer require this form of care and who are able to live independently in the extra care housing setting.

We wish to encourage council tenants to downsize where this will free up much needed family sized homes in the city. Therefore we will consider applications from downsizers in receipt of care who will be awarded a priority in accordance with Allocations policy and consideration will also be given where the care is not currently in place but where it is considered that a move to extra care will help prevent or delay imminent future need. This is most likely to apply to older tenants

Applicants with a recent history of anti-social behaviour related to their tenancy seeking to move into extra care housing may be excluded where there is evidence of continuing risks

Kiln Court

Along with Potters Court a satellite block of 15 number of flats (one and two bedroomed flats over 4 floors) is also being built on the same site as the Potters Court scheme. This block has been designated for applicants for social housing over the age of 50.

Lettings will need to be sensitive to the sustainability and needs of the wider community on the site especially the residents of the extra care housing many of whom will have vulnerabilities. However, given the close proximity of the blocks it is also anticipated that residents of Kiln Court will take advantage of the facilities of Potters Court, such as the social activities that will take place within the communal areas at the scheme, the restaurant and should the need arise the care provided on site .