



City of
BRADFORD
METROPOLITAN DISTRICT COUNCIL

BUILDING A BETTER FUTURE TOGETHER



BRADFORD DISTRICT'S HOUSING AND ACCOMMODATION
STRATEGY FOR PEOPLE WITH DISABILITIES

DISABILITY TERMINOLOGY

This strategy uses the term 'people with disabilities' in its title and for general use throughout the document, and in related documents, so that all groups are represented. However, terms for specific groups of people, such as people with a learning disability, physically disabled, Autistic people, people with mental health needs and people with sensory needs will also be used within the strategy where appropriate. We recognise that language around disability matters and that people and groups will use and understand words and terms differently.

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BRADFORD DISTRICT SHARED VALUES



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INTRODUCTION



“ We have listened carefully to what has been said . . . there are significant challenges to be addressed ”

In 2020, Bradford Council produced a Ten Year Housing Strategy ‘**A Place to call Home, A Place to Thrive, 2020 - 2030**’ which described the Council’s commitment to developing quality housing across the District over a ten-year period.

This document sits alongside the 10 year strategy and expands upon the Council’s commitment to people with disabilities by setting out the long term plan for housing and accommodation options for people with disabilities in Bradford.

This strategy has been developed with the support of key stakeholders who have engaged with a two-year review (the Housing Review) into housing and accommodation options for people with disabilities. We have listened carefully to what has been said and whilst there has been positive progress in moving away from traditional models of housing and support for people with disabilities, there are significant challenges to be addressed. These challenges are not unique to Bradford; in its **National Disability Strategy** (2021), the Government recognised that “... many disabled people wake up every morning in a home that is not adapted to their needs” with the evidence indicating that nearly half (47%) of disabled respondents to the

UK Disability Survey having at least ‘some difficulty’ getting in and out of where they live. Bradford’s Housing and Accommodation Strategy for people with disabilities sets out how it proposes to meet the challenges and describes its overarching vision to increase the numbers of homes

for people with disabilities that will improve choice and control for people across the District.

The scope of the strategy includes the following groups of people:

- Adults with a diagnosis of a learning disability
- Adults who are Autistic
- Adults with a physical disability
- Adults with sensory needs
- Adults with disabilities who also have needs around mental health

HOUSING REVIEW

In 2021, Bradford Council started a review of housing and accommodation options for people with disabilities. The review sought to engage people with disabilities and their families to learn about their current experiences and what they felt was important for future housing and accommodation developments. The review also engaged with a range of community stakeholders who have a direct interest in housing and support options for people with disabilities. The responses from Bradford's citizens are central to and have shaped the Council's Housing and Accommodation Strategy for people with disabilities.

The Housing Review held engagement sessions with people with lived experience that were co-facilitated by a user-led organisation and looked at people's views of where they live now and the types of housing, accommodation and communities they wanted for the future.



Some of the key findings:

- The highest priority statistically was barriers to housing (30%), with people reporting that it was not easy to find housing information and identify the right people to speak to about housing options. They also highlighted the challenges of finding properties in Bradford that were accessible and adapted to meet their needs.
- People wanted greater accessibility to their local communities (15%), with most wanting to live within close proximity to local services, including GP surgeries, shops and activities. Whilst people wanted services close by, they still wanted good transportation links to access family and activities across the District.
- The impact of Covid-19 on many people who engaged with the review was profound and was emphasised by those whose priority was being able to access green spaces (10%). This related to having the ability to access a garden at home but also communal green spaces in local communities.
- People told us that they wanted more choice around the type of housing that they could access and that too often where they currently lived was the only option available. In terms of control, some people who received support within housing still felt that they did not have autonomy to be able to carry out activities they wanted at the times that they wanted to do them.

BRADFORD'S VISION



Bradford Council's overarching vision is to increase the numbers of homes for people with disabilities that will improve choice and control for people across the District. This Housing and Accommodation strategy for people with disabilities is based on the following principles: -

1. **CO-PRODUCTION** - Co-Production will be a core feature of housing development for people with disabilities in Bradford
2. **WORKING WITH PARTNERS (MARKET DEVELOPMENT)** – We will work with partners to increase the numbers of accessible homes and accommodation support options in Bradford
3. **WIDENING CHOICE** – We will widen the choice of Supported Living through place based commissioning

The people who helped us produce this strategy told us that they wanted to be more involved in decisions around developing new housing and accommodation support options. The Care Act sets out the role of Local Authorities in this area, saying that they should "... where possible, actively promote participation in providing interventions that are co-produced with individuals, families, friends, carers and the community". (Care Act 2014)

To further this aim, Bradford Council's all age Commissioning Team now includes a Co-Production Team that works to ensure that people with disabilities participate in the development, implementation and review of activities such as newly commissioned housing and accommodation options. This means that people with lived experience can inform the Council and its partners about what is required through each step of the process to help people with disabilities find the right home so that they can live an ordinary life.

To ensure that co-production continues to be central to housing development for people with disabilities we will: -

- **Work to build co-productive approaches into all elements of commissioning housing and accommodation support options for people with disabilities**
- **Ensure that those who use services, their carers and families are involved in the review, design and delivery of our work**
- **Ensure that the language we use and how we communicate with people using services, our providers and other partners is inclusive and accessible**

1 | Co-production will be a core feature of housing development for people with disabilities in Bradford

Bradford Council is committed to ensuring that people with disabilities are involved in shaping future housing developments and other accommodation support options through co-production.

"Co-production" is when an individual influences the support and services received, or when groups of people get together to influence the way that services are designed, commissioned and delivered.' (Care Act 2014)

- Listen and learn, improving the way we work and ensuring we tell people about the difference their contribution has made

2 Working with partners to increase the numbers of accessible homes in Bradford

Bradford is a district of scale, complexity and diversity. We are home to 546,400 people, making us the fifth largest city authority in the UK, and, by 2037, this will have increased to around 550,000 people. Around 19% of Bradford District residents have a disability that limits their day to day activities.

Bradford Council is responding to the increasing demands for housing by developing the market for new, private and social housing through:

- Increasing the supply of homes of the right type and quality and in the right locations to meet the needs and aspirations of our diverse and growing population.
- Increasing the rate of house building and providing a range of accommodation, from affordable homes to higher-value housing
- Delivering more family housing and increasing the supply of larger homes in areas with high levels of overcrowding
- Focussing on meeting the need for affordable homes which meet the needs of people on lower incomes and first time buyers
- Improving access to more homes by reducing empty homes

New Homes

The Council is projected to build 30,672 homes between now and 2038 and has committed to 10% of all new homes being fully wheelchair accessible.

Private Lets

The Council will seek to increase the numbers of Private Rentals by working with local landlords to identify appropriate properties and provide information around making homes accessible, as well as supporting them to access grant funding opportunities to support with adaptations.

Social Housing

Bradford Council continues to manage the allocations of social housing in the District, working in partnership with a number of social housing providers who are responsible for managing the properties. The need for social housing nationally and locally has grown exponentially year on year, and this factor, coupled with financial constraints, has hindered our ability to meet demand and diversity of need. To address this, Bradford Council will work with our current and with new social housing partners to purchase and allocate more accessible and adapted housing to meet the growing demand.

Supported Housing

The Supported Housing (Regulatory Oversight) Act 2023 has now come onto the statute books, and providers of supported housing will have to meet standards for support and accommodation and hold a license to run supported housing. Currently, (2023-25) a government funded programme – the ‘**Supported Housing Improvement Programme**’ (SHIP) is operating in Bradford. SHIP is inspecting existing and new provision, to ensure that both the support provided and the premises are up to standard. This should minimise problems when licensing is introduced and ensure that all provision available in the District is up to standard.

Accessible Communities

We know that there not only needs to be an increase in accessible housing but also in accessible communities. (This includes things such as easily accessible streets, and pavements and paths; having an effective strategy for parking and bins; level access to all open space and play facilities and ensuring people are able to move with relative ease.) In order to achieve its ambition of inclusive homes and communities for all its residents, Bradford has become one of 25 Local Authorities nationally to sign up to the Government’s ‘**Design Code** for new urban development’. The Code will support the development of accessible housing and communities, enabling planners to be more stringent in ensuring that new developments meet population need.

THE BRADFORD DESIGN CODE

What is a Design Code?

Design Codes are a set of requirements (or rules) for new development to help create better and more sustainable places and neighbourhoods.

They can relate to the design of buildings, streets and open spaces. It is hoped that design codes will help to speed up the planning process and lead to better quality development which is supported by local people.

Our task is to produce a design code that is specific to the issues we have in Bradford. It will take forward the design principles and priorities set out in our existing document **Homes and Neighbourhoods – a guide to designing in Bradford**. The focus of our design code is new housing development in different urban areas.

There is a need for about 30,000 new homes to be built in Bradford District by the year 2040. Most of these will be built in the main urban areas (the city of Bradford and the towns of Keighley, Shipley and Bingley).

By focusing on the urban areas of the District, it is hoped that the design code will help to regenerate some of the most deprived neighbourhoods in the UK, and bring about improvements in health and well-being, air quality, safety, and sustainability.

We'd like the design code to show new ways of urban living but also to draw from the best of Bradford's heritage and address the needs of Bradford's diverse population. It will look at how traditional housing forms like the terraced street and back-to-back homes can be created in a modern, contemporary way whilst providing good standards of living accommodation, as well as easy access to green space and nature, and space for play, bikes, cars and bins.

What a Design Code can do . . .

- make sure that all new development is designed to a high standard
- allow Planning Officers to refuse development if it does not meet Design Code rules and requirements
- inform developers what is important to local communities about the design of their homes and streets
- require new homes to include things like bike storage and outdoor areas
- require streets to include trees and landscape
- set out design requirements to help reduce the energy needed to run your home, e.g. making sure homes receive a good level of natural light or providing windows that open to allow for natural ventilation
- help to ensure privacy from onlooking neighbours
- ask developers to use materials that are respectful to the local neighbourhood and surroundings
- reinforce the vision and priorities set out in the Homes and Neighbourhoods guide, as well as other ambitions set by the Council such as becoming a Child Friendly City



What a Design Code can't do . . .

- fix anti-social issues such as loitering or graffiti (however good design can ensure there are a feeling of "eyes on the street" at all times)
- prevent development
- prevent cars from being parked in the wrong place (however good parking design can help to minimise this)
- force neighbouring buildings or sites to be renovated or developed
- guarantee that new homes will be in short walking distance of public transport (however, good street design can improve the walking and cycling environment)
- set new requirements that contradict local or national policy





3 | Widening the choice of Supported Housing through place based commissioning

The review of housing and support options for people with disabilities has identified an increased demand for accommodation with support across the district. There is some disparity between where accommodation with support is currently located and where people are telling us they want to live. There is also a greater demand for single tenancy homes with more people wanting their own front door. In Bradford our communities and housing needs are diverse and require community based solutions.

Place based commissioning is where people, location and local resources come together to design and produce services that benefit the local population. In Bradford, newly commissioned supported housing will be developed with and within its communities to ensure that we have quality new homes that meet people's needs. We estimate that around half of the people we work with who need supported housing also require these to be fully accessible properties. People with disabilities and their families and carers told us that more housing and accommodation options were needed in Keighley and Bradford East.

The people who helped us produce this strategy said that they wanted more of the following types of housing and accommodation options in the future: -

- Increased single tenancy properties
- Extra Care Housing for those aged under 55 years of age
- Housing for couples and families
- Supported Living that can support those with the most complex physical and behavioural needs

In widening our supported housing offer we will be developing the market by engaging with our housing and support providers so that we work together with local communities to develop and deliver the homes required. We will use new processes to procure providers for identified housing and accommodation developments based on sufficiency and alignment with the Council's values. Going forward, new Supported Housing development will be based on:

- The findings from the review of housing and accommodation options for people with disabilities
- The principles and information set out in this Housing and Accommodation Strategy for people with disabilities
- Information from our co-production work
- Information from the Market Analysis undertaken by the West Yorkshire Housing Review (published October 2023)
- Our **Market Position Statement** <https://www.bradford.gov.uk/adult-social-care/market-position-statement/market-position-statement/>

DELIVERING PEOPLE'S PRIORITIES: BRADFORD HOUSING & ACCOMMODATION STRATEGY FOR PEOPLE WITH DISABILITIES

This Housing and Accommodation Strategy for people with disabilities is the result of a two-year consultation with stakeholders and with the voices of people with lived experience at the forefront. The consultation and engagement activities highlighted key priorities that will underpin strategic planning and enable Bradford Council to deliver on its vision based on the needs identified by its population.

In order to better understand its housing needs, Bradford Council has also been part of the West Yorkshire Integrated Care Board's (ICB) Housing Needs Analysis (October 2023) to look at the region's current housing provision, the potential future demand, and how this relates to Bradford. Whilst the work specifically looked at housing related to Learning Disability, Autism and Mental Health, the findings have clear implications for all people with a disability. The information from the West Yorkshire Housing Needs analysis therefore sits alongside the findings from the Housing Review to inform this strategy and help the Council identify the types of housing required so that people have increased choice within their local communities.

Delivering people's priorities

There are five overarching housing and accommodation priorities that people told us will make a real difference to the lives of people with disabilities in Bradford and will support the Council in delivering its vision.



1 | I have information about housing that is accessible

The Housing Review consistently highlighted that people with disabilities felt that information about housing options and how to acquire a new home was not always easily available. Often people found the process complex, time consuming and stressful. The need for accessible information was a common theme shared by people with disabilities, carers and professionals alike.

Going forward, we will work with partners to ensure that Bradford's diverse population has access to Information around housing options in a way that includes all communities and can be accessed in a range of mediums.

WHAT WE WILL DO

- **DIGITAL PLATFORMS**

We will work to improve access to comprehensive housing information that is supported by digital platforms.

- **COMMISSIONING**

The Council will publicise the support providers that we contract with to ensure transparency and increase people's ability to make informed decisions around their accommodation options.

2 | I have choice and control about where I live

The people who engaged with the Housing Review told us about their experiences of what it is like to find a new home for a person with a disability in Bradford. There was a high degree of satisfaction about where people are currently living and the majority of those who were supported in their home experienced a good standard of care. However, it was also acknowledged that people's ability to choose where they live and the type of housing

they access was inconsistent and that this was the result of a lack of appropriate housing options to meet individual needs. We know that the population of Bradford is growing and changing with an increasing demand for housing options that meet a wider range of needs within our communities, including homes for larger families.

Bradford has a growing population of older people aged 65 and over that is expected to increase by over 50% by 2041. We know that older adults' physical health needs will increase and require housing and accommodation options which are suitable for our ageing population so that they can remain at home for longer. Similarly, Bradford is a youthful district with 142,600 people under the age of 18, which is 26.4% of the total population. The expectations of our younger population around the types of housing they want has changed, with more people wanting to have their own front door (rather than group living) and to use enabling technologies to enhance their independence.

Findings from the West Yorkshire Housing Needs Analysis showed a snapshot of the different types of accommodation that people with a learning disability, Autism and Severe Mental Health are currently accessing in Bradford.

Types of Accommodation accessed by people with Learning Disability, Autism and Severe Mental Health (WY Housing Needs Analysis 2023)

ACCOMMODATION	IN BRADFORD
Residential Care	133
Nursing Care	12
Living with family	522
Shared lives	20
Supported Living accommodation	484
Extra care housing/sheltered	9
General needs tenancy LA/RP	37
General needs tenancy PRS	16
Shared Ownership Home	4
Living in own home	94
Acute facility	0
Community – not recorded/other	136
TOTAL	1,467

WHAT WE WILL DO

Bradford Council is committed to widening the choice of housing options for people with disabilities within localities and across the spectrum of needs through implementing the nationally recognised principles set out in **Building the Right Support** (NHSE 022) <https://www.england.nhs.uk/learning-disabilities/natplan/>. These state that in order for people to have a choice about where they live and who they live with:

- People should be offered a choice of housing, including small-scale supported living. We know that the right home and environment can improve independence and quality of life and can help reduce behaviours that challenge. When people experience a lack of control over where they live, who they live with and their environment, these factors can have a major impact on an individual's wellbeing and their behaviour.

- Everyone should be offered settled accommodation. This should include exploring home ownership or ensuring security of tenure. Having settled accommodation gives an individual greater security and also makes it easier for them to change their care and support arrangements, if these are not working well, without losing their home. Should the individual need to go to hospital, having settled accommodation should also make it easier to avoid delays to being discharged back into the community
- Commissioners should work closely with housing colleagues to ensure that the future needs of people with disabilities are understood, considered and planned for strategically so that they form part of local housing strategies.

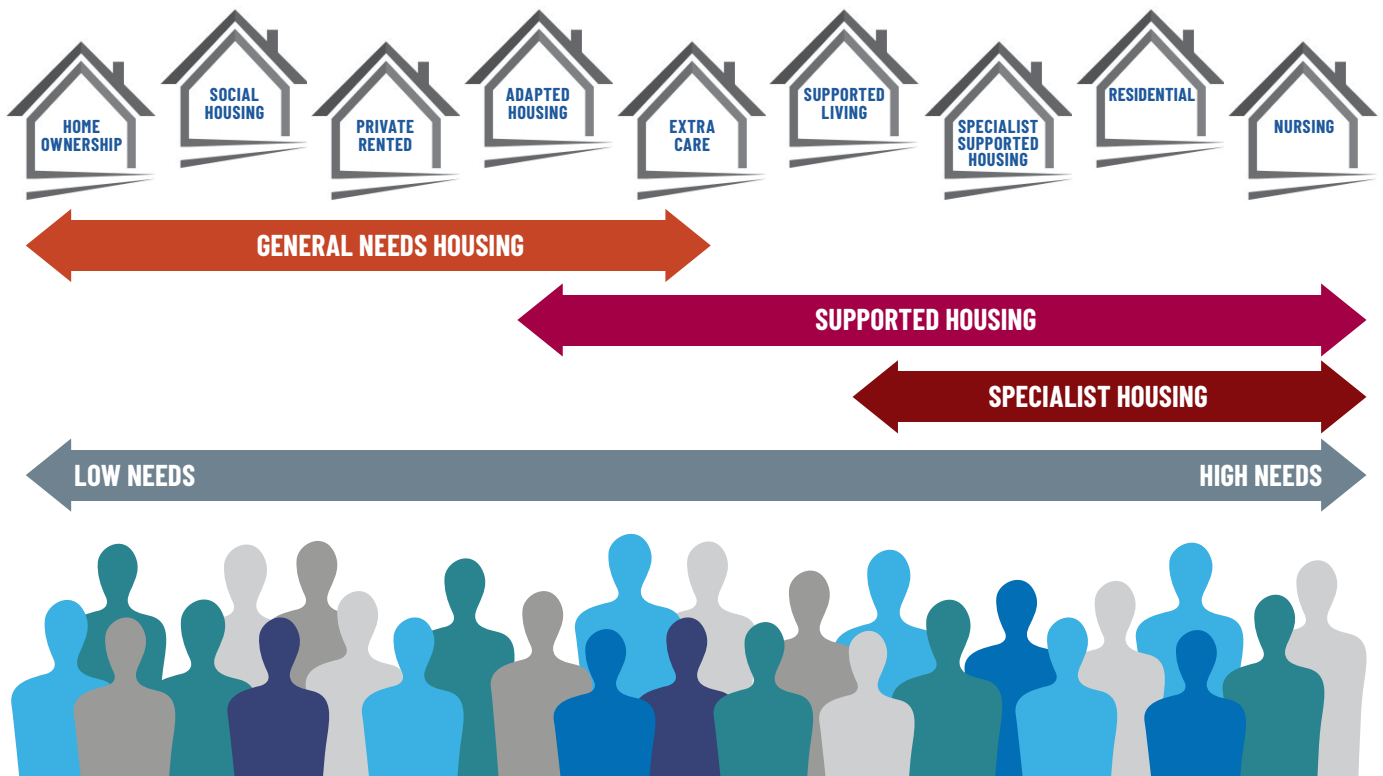
Making sure that housing supports diversity of need

In order to deliver these principles, Bradford Council will strengthen its relationships with its partners in both the housing sectors and with people with lived experience to develop and deliver the range and quality of housing and accommodation options identified by its population.

The Council's commitment to co-production will give people more control in leading and working alongside

Commissioners, housing providers and support providers to develop housing within communities that meets the needs of Bradford's population. We recognise that the types of housing available has to be able to support a spectrum of need and be flexible enough for those with evolving support needs – including those who are becoming increasingly independent. Currently, there are three types of housing that support different levels of need that can be shown against a 'housing continuum'.

The Housing Continuum



GENERAL NEEDS HOUSING

- Home Ownership
- Social Housing
- Private Rented
- Adapted Accommodation
- Extra Care

SUPPORTED HOUSING

- Extra Care Housing
- Adapted Accommodation
- Supported Living
- Specialist Supported Housing

SPECIALIST HOUSING

- Supported Living
- Specialist Supported Housing
- Residential
- Nursing

HOUSING NEEDS IN BRADFORD



GENERAL NEEDS HOUSING

Nationally, there is a shortage of housing for adults in terms of both quantity and affordability. This issue has significantly impacted upon people with disabilities' ability to access affordable and accessible housing at both the national and local level. The situation is acknowledged by the government, which intends to increase the numbers of houses built over the coming years.

In Bradford there are currently waiting lists for people with disabilities who want to access **Social Housing**. This can lead to cases where individuals have been placed in types of housing that is not suitable for their needs or in housing with support that does not maximise independence. The Private Rental Sector (PRS) both nationally and in Bradford has seen substantial increases in the demand and cost for rented properties. The Housing Review found little evidence that private renting was an option for the majority of people with disabilities with most people citing issues around accessibility and affordability as the main reasons why they did not access general needs housing.

HOME OWNERSHIP

The possibility of owning a property should be available to all and yet we know that home ownership for people with disabilities nationally is low with only 39% of adults owning their own property (Source: Office for National Statistics ONS 2021). Although data collection in this

area needs to be improved, it is estimated that only around 6% of adults with disabilities in Bradford own their own home.

The feedback from the Housing Review reflects the fact that home ownership for people with disabilities in Bradford feels out of reach with most people unaware of opportunities such as the national scheme that offers people with long term disability the opportunity to buy a home through a shared ownership arrangement.

(See HOLD Scheme
<https://www.ownyourhome.gov.uk/scheme/hold>)

PRIVATE RENTED HOUSING

The West Yorkshire Housing Analysis estimated that out of the approx 1900 people with learning disabilities and/or autism and people with severe mental health issues known to Adult Social Care in Bradford (2022), the private rental sector accounts for only 1% of all housing. The government has highlighted recent research (2022) undertaken by the National Residential Landlords Association (NRLA) showing that only 8% of landlords let properties to people with accessibility needs and that the biggest barrier to installing adaptations is the cost. (However, 79% of landlords did not know that funding is available through the **Disabled Facilities Grant**).

Whilst it is acknowledged that there are national challenges around fewer available rented properties alongside greater demand and higher costs, the number of people accessing private rental properties in Bradford is very low.

SOCIAL HOUSING

In 2022/23, there were around 1,070 people with a disability (figures are for those waiting for adapted/ partially adapted housing) waiting for social housing with the average time taken to allocate a property being 189 days. The Council recognises that the current allocations process for social housing needs to take into account the specific needs of people requiring accessible and adapted properties. To address this, the Council will be working with its housing providers to identify current capacity and increase the numbers of accessible social housing in line with population need.

LIVING AT HOME

The West Yorkshire Housing Needs Analysis showed that a significant number of people in Bradford with learning disability, autism and severe mental health conditions live at home with family. The graph below shows how this situation changes as the individual ages.

The data tells us that there are some young people (18 – 25) who need to move on from the family home but there are often challenges about finding the right accommodation at the right time. This is why as part of a locality based housing offer we will look at developing taster flats to support young people to learn skills before moving from their family home.

The numbers also highlight that those people who are supported by older family members will, at some point, require longer term housing solutions that are not

readily available. This means that the Council will need to increase housing options for adults with disabilities knowing that the demand is set to rise for both older and younger people in line with population growth.

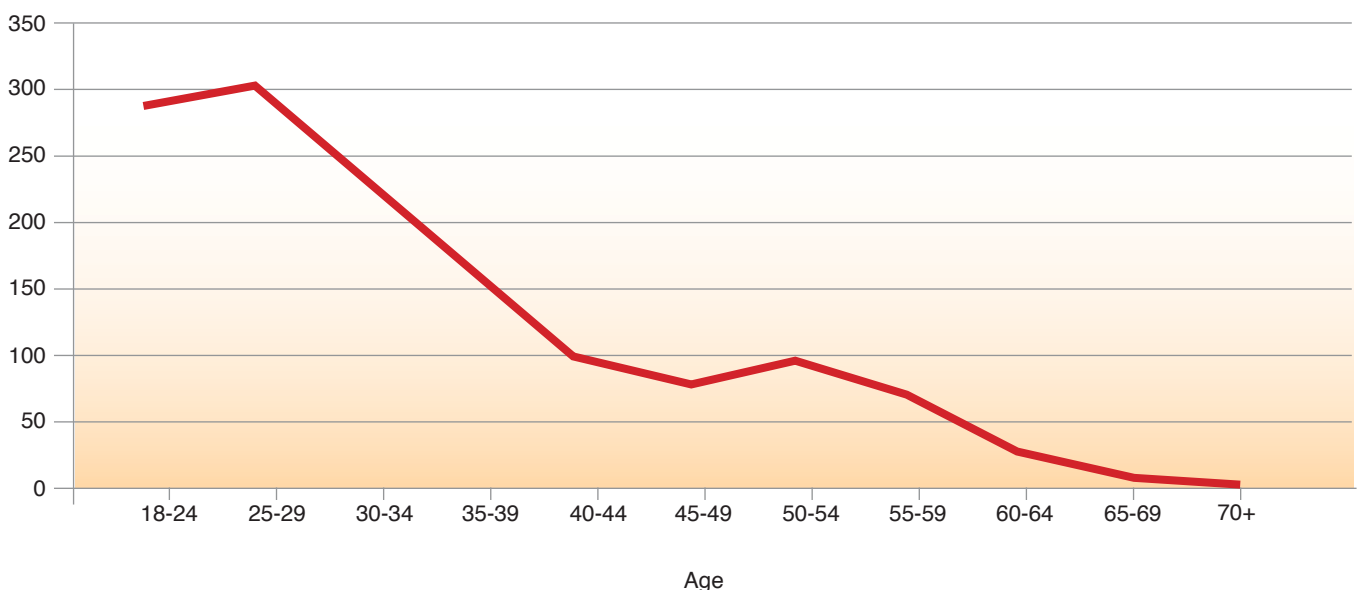
For those people who live with their family as they get older, the ability to make adaptations to meet evolving needs and access enabling technology is key in being able to live well and remain at home for longer. The government has published how it wants more people to benefit from home adaptations to meet their needs, and will continue to support local areas to meet their statutory duty via the **Disabled Facilities Grant (DFG)**. The DFG can support adaptations in people’s homes for up to £30,000 (2023) and will enable people to have greater choices around remaining at home.

SUPPORTED LIVING

The numbers of adults who reside in supported living has significantly increased over the last ten years. Bradford has over 200 commissioned supported living schemes supporting around 480 people, involving a mix of shared housing and single tenancies. Most supported living in Bradford is shared accommodation with a recognition that the current property stock requires diversifying and modernising in order to meet the needs of people who are currently looking for a supported living property.

There are geographical gaps with some areas where there is no supported living, such as rural areas. The West Yorkshire Housing Needs Analysis has projected

LIVING WITH A FAMILY CARER (BY AGE)



that Bradford will need to commission approximately 100 new Supported Living Schemes over the next ten years to meet the growing demand, with two priority areas identified: -

- Purpose built clustered self-contained flats with communal areas and staff facilities with background support plus one to one care where required.
- Lower support self-contained move on flats with communal areas and staff facilities with background support and taster flats for people who need this

Bradford Council will seek to increase the numbers of commissioned supported housing provision for people with disabilities in line with identified demand. The new provision will deliver a locality based housing offer so that people can access homes in their communities and retain their local networks. The Council and its housing partners will diversify its supported living models to specifically address priority areas for its citizens through developing initiatives such as: -

- Key Ring Model - offering increased housing support for several people living within the same neighbourhood with a relatively low level of needs. This model benefits from the emphasis on neighbourhoods offering the opportunity for people to support one another
- Extra Care Housing for those aged under 55 - The term 'extra care' housing is used to describe developments that comprise self-contained homes with design features and support services available to enable self-care and independent living. Occupants may be owners, part owners or tenants and all have legal rights to occupy underpinned by housing law.
- Core and Cluster Housing - Self-contained tenanted accommodation that has core support on site twenty-four hours a day but enables people to have greater choice about who provides support and how it is delivered. Core and Cluster Housing supports those with moderate to high level needs.

SPECIALIST HOUSING

● TRANSFORMING CARE

Transforming Care is an NHS initiative to improve health and care services nationally in order to reduce the need for hospital admissions and so that adults with learning disabilities and/or Autism can live in

their own communities with the right type of services and support. We will work with our regional and national Transforming Care networks and with NHS England to develop and deliver a local Transforming Care housing pathway that delivers robust community housing and support that reduces hospital admissions.

● SPECIALIST SUPPORTED LIVING

The Council will also seek to increase the number of commissioned Specialist Supported Living arrangements in response to the West Yorkshire Housing Needs Analysis, which identified that there are some people who are living in hospital, residential and nursing settings that would benefit from Specialist Supported Living if it were available, including the 'Small Supports' model.

Small Supports is a bespoke personalised arrangement for those people who are ready to be discharged from hospital. The housing and support are tailor made for the individual who has choice and control around both accommodation and how the support is arranged. The Small Supports model was launched in Bradford in Autumn 2023.

● RESIDENTIAL AND NURSING

There are approximately 145 people with a high level of need who are supported in Residential and Nursing Homes across Bradford. There has been a significant reduction in the numbers of people living in this type of accommodation over the last ten years with more people now living in supported living. The West Yorkshire Housing Needs Analysis indicated that Bradford has made good progress in ensuring that nearly all those who access Residential and Nursing provision are placed appropriately. Bradford will continue its positive work with its Residential and Nursing Providers to sustain high quality care and support and, for those who are enabled to live more independently, that sufficient alternative housing options are available.

3 | I live in and have access to my local community

Bradford's geography is as diverse as its population and requires housing that reflects the needs of that population located in the heart of the District's communities.

Bradford Council's Housing Review and research from the **National Development Team for Inclusion (NDTI), (200 Lives Report February 2022)**, highlighted that social isolation was an issue across all types of housing and that it is essential that Local Authorities work with people with lived experience to commission housing in places where there are employment opportunities, active

social networks, physical activities available and access to communal green spaces so that people are fully integrated into their neighbourhoods and communities.

The Council's approach aligns with the national plan for people with learning disability and autistic people (**Building the Right Support**) that highlights the importance of understanding that every citizen has the right to live an ordinary, self-directed life in their own community.

Good community provision supports people with a learning disability and autistic people to live the life they choose. Having a home, feeling involved in a local community, and having a reliable support

network means that people live ordinary lives on ordinary streets. (**Building the Right Support for people with a learning disability and autistic people action plan July 2022** - <https://www.gov.uk/government/publications/building-the-right-support-for-people-with-a-learning-disability-and-autistic-people>)

In Bradford, people with lived experience and their families and carers told us:

- It is important for them to be in a safe and friendly neighbourhood
- They want to have green spaces and space for pets
- They want to be close to family and friends

WHAT WE WILL DO

Improve choice where people live

Bradford Council will develop its commissioned housing and accommodation provision within its localities so that this reflects the diversity of the District and the aspirations of local people.

LOCALITY	WE WILL AIM TO OFFER
Bradford South	Supported Living
Bradford East	Residential & Nursing
Bradford West	Short Breaks
Shipley (including Baildon)	Extra Care Housing Social Housing
Keighley (including Airedale)	Private Rentals

Community Led Support

People who took part in the review told us that they not only wanted better access to local services but also to feel that they were part of their local communities. This means developing relationships with other people in the community and having their voices heard about what is important to them in the areas where they live. The Council has committed resources to developing 'Community Led Support' across the district so that the community's greatest asset, its people, play an active role in making positive change by deciding what is important for them and working with the Council to improve health and social care for all residents.



WHAT IS COMMUNITY LED SUPPORT?

Community Led Support is "a set of values and principles that are based on the simple ambition to 'do the right thing' for those of us who need support at any time in our lives to live well and as independently as possible with purpose and connection" (**Valuing Community Led Support 2023, NDTi**)

The Values of Community Led Support are:

- Co-production brings people and organisations together around a shared vision

- There is a focus on 'place', on community and on the 'whole' person
- People can get support and advice easily, when they need it, so that crises are avoided
- Support is strengths based, building independence, control and community connections
- Bureaucracy is the absolute minimum it has to be
- The culture is based on trust, empowerment and shared values within and across teams and organisations
- The system is responsive, proportionate and focussed on outcomes.

4 | I have the right person to support me when and how I need it

Over the last 15 years there has been a significant shift nationally in the types of housing and support models accessed by people with disabilities, moving away from predominantly residential group living with shared facilities and support, to a supported living model where adults have their own home with individualised support.

The increase in supported living has enabled people to have more choice over how they receive support at home than in the past. The West Yorkshire Housing Needs Analysis evidences the progress Bradford has made in increasing its Supported Living housing. In 2022, of the 1,467 people with disabilities who are supported by Adult Social Care, 484 people reside in Supported Living, whilst 145 people accessed Residential and/or Nursing provision.

The people who engaged with the Housing Review told us about the importance of having people who can provide care and support across all types of housing, from a family home to supported living, as well as within a residential setting. Bradford Council is aware that there is further work needed to transform the models of housing and accommodation support that are currently available in order to enable people to exercise choice



and maximise independence no matter where they choose to live. The consistent message from the review was that people wanted support that was responsive to their needs and not tied to a particular model of housing. This message is also reflected in the government's recent White Paper 'People at the Heart of Care', which concluded that any decision about care is a decision about housing'. (**People at the Heart of Care White Paper 2022**)

WHAT WE WILL DO

In 2023, Bradford Council recommissioned its supported living provision. The new provider list recognises that the diversity of need in Bradford needs to be matched with organisations who have the right values and can deliver high quality care and support with skilled support workers. Bradford Council will work in partnership with our support and housing providers to deliver a housing market that works for people with disabilities across the district.

Bradford Council's Commissioning Team is responsible for the commissioning of Care and Support Services to empower people to live independently in their own homes. In 2022 Commissioners held consultations with people with lived experience and other key stakeholders to understand what the priorities and values of people who receive support are. Over the next five years Bradford Council will work with providers to

strengthen the Council's supported living offer by delivering high quality services that are flexible in meeting the diverse needs of Bradford's population. The values that people highlighted in the review will inform how the Council will evaluate and quality assure providers working in Bradford.

"The guiding principle in the delivery of social care must be to provide the support needed by someone to make the most of their own capacity and potential. This is based on a philosophy of an asset based approach to meeting people's support needs rather than a focus on individuals' perceived deficits. The emphasis must be on enabling people to maximise their independence and not simply doing things for and to people".

(Bradford Council Supported Living Service Specification 2022)

WIDENING THE SCOPE OF SUPPORT

Bradford' Council's commissioning strategy recognises that meeting people with disabilities' diverse housing and accommodation support needs is key to maximising an individual's independence and helping them achieve their day to day aspirations. We therefore intend to develop our current Supported Living services so that these can deliver appropriate levels of high quality support to people with learning disabilities, physical disabilities, sensory needs and Autism.

Supported Living providers that work with the Council will need to demonstrate their experience and skills in the delivery of services and that their organisational values align with Bradford Council and the people we support. To underpin this approach, the Council has

introduced a 'Pseudo Dynamic Purchasing System' that allows for regular joining on points for new providers that want to work in Bradford.

Supported Living providers in Bradford will deliver and maintain high standards of care and support through embedding the REACH standards. The REACH standards are a set of 9 voluntary standards that are fundamental principles for Supported Living and are recommended by the Care Quality Commission (CQC) as Best Practice. **(Right support, right care, right culture, May 2022** https://www.cqc.org.uk/sites/default/files/2022-06/900582%20Right%20support%20right%20care%20right%20culture_v5_0.pdf). The Reach Standards will be central to assuring the quality of support delivered by Bradford's supported living providers:



REACH Standard 1

I choose who I live with



REACH Standard 2

I choose where I live



REACH Standard 3

I have my own home (with a tenancy or ownership)



REACH Standard 4

I choose who supports me and how I am supported



REACH Standard 5

I choose my friends and my relationships



REACH Standard 6

I get help to make changes in my life



REACH Standard 7

I choose how to be healthy and safe



REACH Standard 8

I choose how I am part of the community



REACH Standard 9

I have the same rights and responsibilities as other citizens

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5 | I have a home that works for me

In Bradford, ageing housing stock (built before 1919) accounts for a third of the total housing stock and is overrepresented in social and private rented housing. This means that many people in Bradford are living in housing that is either not accessible or cannot be adapted to meet their needs. In 2019-20, research by the government showed that around 1.9 million households in England had one or more people with a health condition that required adaptations to their home. **(Disabled Facilities Grant (DFG) delivery: Guidance for local authorities in England 2022)**. This is why the Council's new housing developments for people with disabilities in Bradford will prioritise design and enabling technology that maximises people's independence, ensures that homes are sustainable over the longer term and can grow with the person as their needs change over time.

DISABLED FACILITIES GRANT

There is also a recognition by both the government and the Council that where adaptations can be made to people's existing homes, this will enable people to retain and maximise independence, improve health and wellbeing, reduce the level of support required at home and enable people to sustain families and community networks. The **Disabled Facilities Grant** - known as the DFG - is one way that people can get support by accessing funding to make adaptations to their homes. The grant has no age limit and can be used for all types of housing including home ownership, social housing and private rented properties. More information on the DFG can be found at: <https://www.gov.uk/apply-disabled-facilities-grant>

WHAT WE WILL DO

- **Creating inclusive and sustainable communities**

Bradford Council is already committed through its **'A Place to Call Home Strategy'** to developing housing and communities that are inclusive for all. There is a recognition that homes and the people who reside within them do not live in isolation and it is important that people with disabilities live in communities where they feel included and are able to access places and services and feel safe. The Council has demonstrated its commitment to inclusive communities by signing up to the National Design Code Programme. The **Bradford Design Code** (see page 7) will enable the Council to form strong partnerships with housing developers to deliver on the priorities for local people and create homes and communities that are environmentally sustainable.

- **Housing that meets diversity of needs**

The inclusive design of new housing is key to ensuring that homes are flexible and can meet people's evolving needs over time. Whilst having accessible homes that enable people to physically move around the environment is crucial, inclusive design is wider in that it enables all adults access to home environments that meet physical, sensory and psychological needs. The Council's commitment to co-production will ensure that those people with lived experience are included in co-designing newly commissioned housing to ensure that it delivers high quality housing that goes beyond functionality and creates the homes where people with disabilities can flourish.



CONCLUSION



Bradford Council and its partners will work together to deliver this strategy with a focus on the activities and themes that will enable people with disabilities to exercise more choice and control around their housing and accommodation options. These include:

- Increased single tenancy properties
- The offer of settled accommodation including exploring home ownership and/or ensuring security of tenure
- Developing new flexible approaches to housing and support - such as exploring the Key Ring model which supports several people living within the same neighbourhood with a relatively low level of needs
- Extra Care Housing for those aged under 55 years of age
- Developing new Supported Living accommodation in areas where it is needed that can also support those with the most complex physical and behavioural needs
- Work with our regional and national Transforming Care networks and with NHS England to develop a local Transforming Care housing pathway that delivers robust community housing and support that reduces hospital admissions.

April 2024

