

Annex 4

1. Topic of assessment

EIA title:	Accommodation with Care & Support – Extra Care
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EIA author:	Matt Lamburn – Adult Social Care Project Manager
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2. Approval

	Name	Date approved
Approved by¹	Helen Atkinson – Strategic Director ASC & PH	

3. Quality control

Version number	1.1	EIA completed	
Date saved	16.11.2016	EIA published	

4. EIA team

Name	Job title (if applicable)	Organisation	Role
Matt Lamburn	Project Manager	Surrey County Council	Project Manager – Adult Social Care
Samantha Voyle	New Models of Delivery Manager	Surrey County Council	Project Lead – New Models of Delivery
Sarah Ferron	Senior Category Specialist	Surrey County Council	Procurement

5. Explaining the matter being assessed

What policy, function or service is being introduced or reviewed?	<p>This EIA examines the strategic ambition that Surrey County Council has for the delivery of 600 affordable Extra Care apartments by 2025 and its associated business case. This ambition has been developed as part of the Accommodation with Care & Support Strategy and agreed through the Accommodation with Care & Support Board.</p> <p>Extra Care housing is an option of accommodation for older people which can offer a choice of independent living in a community setting, with care and support services delivered according to individual need.</p> <p>Based on the current profile of needs, at least 1 in 4 of the residents we support in residential care, but possibly as many as 1 in 3, could</p>
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¹ Refer to earlier guidance for details on getting approval for your EIA.

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	<p>have their needs met within an Extra Care setting. In Surrey, we do not currently have enough capacity of Extra Care facilities to offer this choice. We want to work with and stimulate the market to develop the capacity needed to enable a strategic shift away from non-specialist residential care services.</p> <p>Given the demographic and legislative pressures, we face unprecedented financial challenges in meeting care and support needs in Surrey. However, a whole system's approach and the Cabinet's adoption of the Accommodation with Care & Support Strategy in 2015 has created opportunities for us to examine and assess our role in the accommodation market. Working together, we have the chance to plan for the right types of accommodation for Surrey residents, provide services in key locations and maximise the use of Council assets whilst also maximising value for money.</p> <p>It is recommended that SCC encourage and stimulate the market to increase the number of Extra Care units through the use of SCC assets for development purposes.</p> <p>Where possible, this EIA will outline any potential impacts that are foreseen as a result of delivering the strategic ambition, recognising that the associated papers primarily provide information, proposals and a direction of travel concerning use of SCC assets. This EIA should be read in conjunction with the wider Accommodation with Care & Support EIA published in December 2015.</p> <p>Where potential impacts are identified, this EIA will seek and propose ways of enhancing them (positive impacts) or mitigating those (negative impacts) as far as possible. This EIA is important in ensuring all stakeholders have had their views considered and will inform future procurement and commissioning arrangements.</p>
<p>What proposals are you assessing?</p>	<p>The key proposal under consideration for this EIA is the use of SCC assets as part of an offer to the market in delivering against its strategic ambition for 600 affordable Extra Care apartments.</p> <p>A market engagement event held in August 2016 demonstrated that there is interest from Extra Care providers and developers in working in Surrey. However, there are challenges that are currently preventing the market from delivering new Extra Care schemes at the rate that the Council requires. Feedback from the market suggests that delivering 600 apartments over 10 years is realistic if the Council is able to work with providers to overcome the identified challenges to delivery.</p> <p>The challenges identified by the market at this event were land availability and uncertainty over full utilisation of facilities. The market's feedback was that they will require the Council to play a role in identifying and offering suitable parcels of land. The Council will also need to demonstrate its commitment to Extra Care in the long-</p>

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	<p>term, with some guarantees on the number of hours of care the Council will purchase.</p>
Who is affected by the proposals outlined above?	<p>In the main, the people who may be affected by the above proposals are:</p> <ul style="list-style-type: none">• Current Residents of accommodation with care and support• Families and Friends• Carers• NHS Clinical Commissioning Groups• Adult Social Care Locality Teams• Borough & District Housing Departments• Landlords & Providers of Existing Schemes & Services• Care Providers• Workforce

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7 6. Sources of information

Engagement carried out
Throughout 2016, there has been wide-ranging and ongoing engagement with existing users of accommodation with care and support, potential future users of services, Carers, Stakeholders, Surrey County Council staff, NHS Clinical Commissioning Groups, Borough & District Partners and Providers.
Data used
<ul style="list-style-type: none">• Improving Housing with Care Choices for Older People: An Evaluation of Extra Care Housing’ – Netten, Darton, Baumker & Callaghan, 2011• Various Housing LIN (Learning & Innovation Network) Bulletins• Chestnut Court & Anvil Court Evaluation Report (2014 & 2015)• Individual Resident Feedback Forms• Group Consultation with Extra Care Residents (various schemes – 2012)• Surrey CC - Extra Care Pathway Comparison Report 2015• Surrey County Council Corporate Strategy 2015-2020• The Future Direction of Extra Care Provision in the South East Region – Housing LIN, March 2011• Accommodation with Care & Support Integrated Commissioning Statements (Older People) covering each of the 6 NHS Clinical Commissioning Groups

7. Impact of the new/amended policy, service or function

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7a. Impact of the proposals on residents and service users with protected characteristics

Protected characteristic ²	Potential positive impacts	Potential negative impacts	Evidence
Age	<p>It is expected that increased provision of Extra care housing will provide a variety of positive impacts:</p> <ul style="list-style-type: none"> Improved outcomes for the individual Flexible Care & Support services that are self-sustaining and value for money Improved resident experience More Surrey residents with care and support needs remaining within their own home for longer Benefits to the wider health system and NHS Clinical Commissioning Groups, including reductions in hospital admissions and quicker hospital 	<ul style="list-style-type: none"> Consideration of resident's natural communities will need to be recognised, especially as these can cross over political/health boundaries. 	<ul style="list-style-type: none"> Chestnut Court & Anvil Court Evaluation Report (2014 & 2015) Surrey CC - Extra Care Pathway Comparison Report 2015
Disability			
Gender reassignment			
Pregnancy and maternity			
Race			
Religion and belief			
Sex			
Sexual orientation			
Marriage and civil partnerships			
Carers ³			

² More information on the definitions of these groups can be found [here](#).

³ Carers are not a protected characteristic under the Public Sector Equality Duty, however we need to consider the potential impact on this group to ensure that there is no associative discrimination (i.e. discrimination against them because they are associated with people with protected characteristics). The definition of carers developed by Carers UK is that 'carers look after family, partners or friends in need of help because they are ill, frail or have a disability. The care they provide is unpaid. This includes adults looking after other adults, parent carers looking after disabled children and young carers under 18 years of age.'

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	discharges		
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7b. Impact of the proposals on staff with protected characteristics

Protected characteristic	Potential positive impacts	Potential negative impacts	Evidence
Age	In this column you should identify the potential positive impacts arising from the proposal that could benefit staff with this particular protected characteristic.	In this column you should identify the potential negative impacts arising from the proposal that could harm staff with this particular protected characteristic.	In this column you should explain how you have identified the negative or positive impacts. It might be that this was identified as an issue in your workforce monitoring or as part of your engagement activities with staff. Remember to include information from the data and engagement you listed in section six.
Disability			
Gender reassignment			
Pregnancy and maternity			
Race			
Religion and belief			
Sex			
Sexual orientation			
Marriage and civil partnerships			

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Carers			
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8. Amendments to the proposals

Change	Reason for change
It is anticipated that there will be amendments to the portfolio of suitable sites identified for Extra Care housing as evaluations and formal engagement with the market proceeds.	N/A

9. Action plan

Potential impact (positive or negative)	Action needed to maximise positive impact or mitigate negative impact	By when	Owner
Improved outcomes for the individual	Ensure the design, development and service specification used for the procurement exercise will deliver the best possible outcomes for Surrey residents.	February 2017	Matt Lamburn
Flexible Care & Support services that are self-sustaining and value for money	Robust and flexible contracting arrangements and management to be established prior to any new facilities opening	Ongoing	ALT, Finance, Legal & Procurement
Improved resident experience		TBC	TBC
More Surrey residents with care and support needs remaining within their own home for longer	TBC	TBC	TBC
Benefits to the wider health system and NHS Clinical Commissioning Groups, including reductions in hospital admissions and quicker hospital discharges	Develop and expand the Extra Care Pathway Comparison report to further highlight the benefits to the whole system and NHS CCG partners	Ongoing throughout 2017	Matt Lamburn / ASC & Finance

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10. Potential negative impacts that cannot be mitigated

Potential negative impact	Protected characteristic(s) that could be affected
N/A	
N/A	

11. Summary of key impacts and actions

<p>Information and engagement underpinning equalities analysis</p>	<ul style="list-style-type: none"> • Improving Housing with Care Choices for Older People: An Evaluation of Extra Care Housing’ – Netten, Darton, Baumker & Callaghan, 2011 • Various Housing LIN (Learning & Innovation Network) Bulletins • Chestnut Court & Anvil Court Evaluation Report (2014 & 2015) • Individual Resident Feedback Forms • Group Consultation with Extra Care Residents (various schemes – 2012) • Surrey CC - Extra Care Pathway Comparison Report 2015 • Surrey County Council Corporate Strategy 2015-2020 • The Future Direction of Extra Care Provision in the South East Region – Housing LIN, March 2011 • Accommodation with Care & Support Integrated Commissioning Statements covering each of the 6 NHS Clinical Commissioning Groups
<p>Key impacts (positive and/or negative) on people with protected characteristics</p>	<p>It is expected that increased provision of Extra Care housing will provide a variety of positive impacts:</p> <ul style="list-style-type: none"> • Improved outcomes for the individual • Flexible Care & Support services that are self-sustaining and value for money • Improved resident experience • More Surrey residents with care and support needs remaining within their own home for longer • Benefits to the wider health system and NHS Clinical Commissioning Groups, including reductions in hospital admissions and quicker hospital discharges <p>At this stage, there are no negative impacts identified by increasing the number of affordable Extra Care apartments or the use of SCC land.</p>

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Changes you have made to the proposal as a result of the EIA	At this early stage, there have not been any significant changes or amendments to the development of the strategy.
Key mitigating actions planned to address any outstanding negative impacts	<ul style="list-style-type: none">• Consideration of resident's natural communities will need to be recognised, especially as these can cross over political/health boundaries.• Further development of a clear vision of the future market in Surrey for Extra Care housing for self-funder provision.
Potential negative impacts that cannot be mitigated	N/A