



AGENDA ITEM: 10

SUMMARY

Report for:	Cabinet
Date of meeting:	11 February 2014
PART:	1
If Part II, reason:	

Title of report:	Older Persons' Housing Strategy 2014 - 2020
Contact:	Councillor Margaret Griffiths, Portfolio Holder for Housing Sarah Pickering, Strategy and Policy Officer Isabel Connolly, Strategic Housing Team Leader (Property) Julia Hedger, Group Manager for Strategic Housing
Purpose of report:	To present the new Older Persons' Housing Strategy 2014 - 2020 to Cabinet
Recommendation	For Cabinet to approve adoption of the new Older Persons' Housing Strategy 2014 - 2020
Corporate objectives:	Affordable Housing, Regeneration
Implications:	<u>Financial</u> A number of the strategy's objectives are subject to the Housing Revenue Account (HRA) business plan which will be reviewed in January 2014. The strategy sets out the needs and benefits of new homes to be built for older people, with excellent design and space standards. There are financial and business plan decisions to be made on a site-by-site basis to consider the value of good quality, popular properties that should have short void periods and remain suitable for older residents for the foreseeable future.
'Value For Money Implications'	<u>Value for Money</u> In considering the recent stock appraisal of the Council's sheltered stock, this strategy has identified the need to be innovative by exploring options for refurbishing, remodelling, and redeveloping schemes.

	<p>By planning and setting strategic objectives for older persons' housing the Council is confident that value for money decisions about future developments can be reached.</p> <p>This strategy also identifies 'quick win' solutions, such as using promotional strategies and partnership work to increase the awareness of housing options among older people. The strategy also links this to the planned monitoring of the Council's new Housing Allocations Policy.</p>
Risk Implications	<p>If the Council does not respond to the increasing demand for suitable, attractive housing options for older residents then evidence suggests that this will contribute to:</p> <ul style="list-style-type: none"> • Health deterioration • Social isolation • Disengagement from the community • Dissatisfaction with the Council • Residents choosing to move out of the borough <p>The existing sheltered housing schemes are unlikely to meet the changing social care, health needs and aspirations of older residents in the future. If this issue is not addressed there is the risk of increasing voids and rental loss in sheltered housing stock.</p> <p>All decisions about future use of sheltered schemes will consider the impact on the current residents.</p>
Equalities Implications	<p>An Equality Impact Assessment has been completed and provided with the report as Appendix 2.</p>
Health And Safety Implications	<p>This report has no health and safety implications.</p>
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer: No further comments to add to this report.</p> <p>Deputy S.151 Officer There are no budgetary implications arising directly from the recommendations in this report.</p> <p>All future implications of developing sustainable housing for older people will be considered within the context of the HRA business plan, and will be brought before Members for approval on a scheme by scheme basis.</p>
Consultees:	<p>Sheltered Housing Tenant Forum Corporate Management Team Tenants and Leaseholder Committee Housing and Communities Overview and Scrutiny Committee</p> <p>The results of a housing needs study informed this strategy. This survey was completed by 1,063 residents aged 50 and</p>

	<p>over.</p> <p>The Council also held focus groups at a number of sheltered housing schemes:</p> <ul style="list-style-type: none"> • Betty Patterson House • Douglas Gardens Lagley House • Dudley House • Florence Longman House • Rice Close
Background papers:	<p>Housing Market and Needs Assessment 2012 HRA Business Plan Housing strategy 2013-2018 Housing Allocations Policy 2013 Housing Development Strategy 2013-20 Outcomes from review of sheltered housing assets</p>
Historical background <i>(please give a brief background to this report to enable it to be considered in the right context).</i>	<p>The 2012 Housing Needs and Market Assessment (HMNA) carried out for the Council in 2012 identified a high demand for accommodation for older people. The Older Persons Housing Strategy 2014-2020 sets out the Council's long-term plan to ensure future provision of suitable, high quality housing options for older residents in the borough. This strategy will build on the Housing Strategy adopted in 2013.</p>
Glossary of acronyms and any other abbreviations used in this report:	<p>HRA - Housing Revenue Account</p>

1.0 Background

- 1.1 Census 2011 data identified a significant growth in the population. As well as this overall increase in the population, one in six people in England and Wales are now aged 65 or over. The aging population is likely to have a direct impact on housing provision and related services and presents a new challenge for housing.
- 1.2 In line with national trends Dacorum has a high proportion of residents aged 50 and over. The number of people aged 65 and over is set to increase by over 18% in the next decade.
- 1.3 Housing provision for older residents in Dacorum reflects the national picture, in that it does not adequately meet the diverse needs and aspirations of the current and projected older population.
- 1.4 The Council owns a significant proportion of supported housing units for older people, and many of these are within sheltered schemes. Around a quarter of the Council's housing stock is either category one or two sheltered housing. There has been a history of low demand for sheltered accommodation, which is reflective of the quality of stock available rather than the demand for this form of accommodation.

1.5 A review of the Council's sheltered housing stock completed in 2012 identified the current standard and quality of much of the Council's sheltered housing falls below current expectations for older persons' housing.

1.6 Many older households wish to remain in their own homes rather than moving to specialist accommodation. The upkeep and maintenance of a home can become a challenge for many older households. For older people to remain healthy in their homes, they may need assistance to keep their homes in a good state of repair and suitable for their needs.

2.0 The objectives

2.1 The strategy objectives were identified to ensure future provision of suitable, high quality housing options for older residents in the Borough

2.2 This Older Persons Housing Strategy commits the Council to meeting four strategic objectives. These objectives are ambitious in order to meet the challenges presented at a local level from an aging population.

2.3 The strategic objectives are:

- **To provide older people with easy-to-access high quality advice on the housing options and support available to them so they are able to make informed decisions about their housing options.**
- **To make the best use of existing housing stock designed specifically for older people and adapted general needs properties.**
- **To ensure the borough offers a range of suitable, high quality housing options for older people, including specialist housing for those who need extra support.**
- **To enable older people to live independently in their homes for as long as they choose or it is safe to do so.**

2.4 The strategy contains an action plan and the actions identified in this plan contribute to achieving the key objectives set. Monitoring these actions will allow the Council to keep track of the progress made towards the Council's long term vision for older persons' housing.

3.0 Consultation

3.1 Consultation has been used throughout the development of this strategy to inform the Council's objectives for older persons' housing.

3.2 The strategy was informed by the results of a large-scale housing needs study, which was completed by a sample of the local population aged 50 years and over, from across all housing tenures. This study provided the Council with a strong evidence base of data on residents' current housing situations, housing aspirations and future housing intentions.

3.3 The Council held sheltered housing focus groups in order to survey the views of current sheltered housing tenants.

4.0 Recommendation

4.1 For Cabinet to approve adoption of the new Older Persons' Housing Strategy 2014 - 2020.