



AGENDA ITEM: 10

SUMMARY

Report for:	Housing and Communities Overview and Scrutiny Committee
Date of meeting:	11 September 2013
PART:	1
If Part II, reason:	

Title of report:	Older People’s housing strategy 2014 - 2024 and review of the work of the Supported Housing Project Group
Contact:	<p>Cllr Margaret Griffiths, Portfolio Holder for Housing</p> <p>Andy Vincent, Group Manager for Tenants and Leaseholders</p> <p>Julia Hedger, Group Manager for Strategic Housing</p> <p>Isabel Connolly, Team Leader for Strategy, Policy and Private Sector Housing</p> <p>Dharini Chandarana, Team Leader for Supported Housing</p>
Purpose of report:	<ol style="list-style-type: none"> 1. To update the Housing and Communities Overview and Scrutiny Committee members on the work undertaken by the Project Group established to consider the Future of the Supported Housing Service in Dacorum 2. Provide an update on the replacement of community alarm in sheltered housing 3. To update Members on the proposed scope and objectives for a new Older Persons’ Housing Strategy 2014 – 2024 and its progress in relation to the work of

	the Supported Housing Project Group.
Recommendations	<ol style="list-style-type: none"> 1. Review the work of the Supported Housing Project Group has undertaken to modernise the service and to prepare it for the future. 2. Identify that a review of the Council's existing sheltered accommodation will be undertaken to explore what is required to modernise the facilities that are provided and to ensure they are compliant with changing demands and expectations. 3. To note the community alarm replacement programme 4. For Members to consider the proposed scope and objectives of the Older Persons' Housing Strategy 2012 - 2024 and give their feedback, which can then be used to inform the drafting process, before a first draft is presented by January 2014. 5. For Members to acknowledge the work of the Sheltered Housing Project Group in contributing to the objectives of the Older Persons Strategy and in helping to move the quality of service delivered to older people forward.
Corporate objectives:	Affordable Housing, Safe and Clean Environment, Regeneration
Implications:	<p><u>Financial</u></p> <p>This report has no financial implications. There will be consultation with finance in the development of the first draft of the Older Persons Strategy. The draft will be reported to Overview and Scrutiny by January 2014.</p> <p><u>Value for Money</u></p> <p>Value for money implications will be considered in all aspects of the draft strategy. The draft will be reported to Overview and Scrutiny by January 2014.</p>
Risk Implications	<p><u>Meeting housing needs</u></p> <p>Older residents are very valuable members of the Borough's communities. A risk of not responding to their need for suitable, attractive housing options is that the Borough may lose opportunities to harness their value. A lack of adequate housing may cause:</p>

	<ul style="list-style-type: none"> • Health deterioration and/or social isolation • Dissatisfaction with the Council • Disengagement from the community • Residents choosing to move out of the Borough <p>The Council has recognised the need to respond by developing a long-term plan to ensure future provision of suitable, high quality housing options for older people in the Borough.</p> <p>A full risk assessment will be completed as part of the formation of the draft strategy.</p>
Equalities Implications	A full equality impact assessment will be completed as part of the formation of the draft strategy.
Health And Safety Implications	This report has no health and safety implications.
Monitoring Officers s151 Officer	
Consultees:	<p>Supported Housing Project Group</p> <p>Mark Gaynor – Corporate Director Housing and Regeneration</p> <p>Elliott Brooks – Assistant Director Housing</p> <p>Andy Vincent – Group Manager for Tenants and Leaseholders</p> <p>Julia Hedger – Group Manager for Strategic Housing</p> <p>Fiona Williamson – Group Manager for Property and Place</p> <p>Jack Burnham – Development Manager</p> <p>Age UK</p> <p>Hertfordshire County Council Supporting People Team</p>
Background papers:	<p>Draft Core Strategy – 2013</p> <p>Affordable Housing SPD– 2013</p> <p>Housing Market & Needs Assessment 2012</p> <p>Economic Development Strategy 2009 - 12</p> <p>HRA Business Plan</p> <p>Housing strategy 2013-2018</p>
Glossary of acronyms and any other abbreviations used in this report:	H&C OSC – Housing and Communities Overview and Scrutiny Committee

1. Introduction

- 1.1 The aim of the Older Persons’ Housing Strategy 2014 - 2024 will be to deliver an integrated cross-tenure approach to meeting the housing needs of older people in the Borough over the next decade.
- 1.2 We want to ensure that people are not isolated and detached from the communities in which they live and have the help and support to remain independent for as long as possible.
- 1.3 People should have choice in whether they move into specialist housing or stay in their own homes. We need to provide a range of options regardless of whether people rent or own their own property. Many older people do not want to leave the homes where they have raised their families and enjoy living. However many would welcome the opportunity to move to a smaller property requiring less upkeep and expense, if attractive opportunities were available.
- 1.4 We also need to consider the existing supported housing stock that we have within the Borough, much of which was built 30 - 40 years ago. This strategy provides the opportunity to assess the stock appraisal information within a long-term strategy for meeting the future housing needs of older people in the Borough.
- 1.5 There have been innovative approaches developed for older people’s housing over the past decade, such as extra care housing and assistive technology. We want to ensure through this strategy that we explore these and ensure that there is adequate provision across the Borough.
- 1.6 To inform this strategy the Council has run a Housing Needs Survey, which closed on 22 August 2013. Due to the long-term nature of the strategy and a need to obtain a full picture of the aspirations of the population, all over-50s in the Borough were asked to respond. An analysis of the data from this survey will inform the direction and priorities for strategy. We will then work in partnership with older people, the charity sector, and statutory organisations to develop a draft strategy with an action plan to meet our priorities.

2. Background

2.1 Local demographics

- 2.1.1 The population moving into the ‘new town’ of Hemel Hempstead over the last 60 years has consisted of many young families, who have since remained in the area as their home town. That population now means that Dacorum has a high proportion of over 50s, as well as an overall older age-profile since 2001 in line with national trends.

Age Band	Number of people in Dacorum (2001)	Number of people in Dacorum (2011)
50-64	23,516	27,327

65-74	11,133	11,310
75-84	7,313	8,198
85 and over	2,366	3,375

Source: Census 2001 and 2011 data.

Age Band	Percentage of 2011 population (Dacorum)	Percentage of 2011 population (England)
50-64	18.87	18.06
65-74	7.81	8.59
75-84	5.66	5.52
85 and over	2.33	2.22

Source: Census 2011 data.

2.1.2 The table below shows the projected population increase for older people in Dacorum. These changes are likely to impact on local services, including the provision of housing suitable for older people.

	2010	2015	2020	2025	2030
People aged 65-69	6,000	7,600	7,000	8,000	8,900
People aged 70-74	5,100	5,500	7,000	6,500	7,400
People aged 75-79	4,600	4,600	5,100	6,400	6,000
People aged 80-84	3,600	3,800	4,000	4,400	5,700
People aged 85 and over	3,300	3,900	4,600	5,400	6,300
Total population 65 and over	22,600	25,400	27,700	30,700	34,300

Source: ONS 2009 Mid Year Population estimates and Projecting Older People's Population Information (POPPI) System Figures are taken from Office for National Statistics (ONS) subnational population projections by sex and quinary age

2.1.3 As the overall numbers of older people in the Borough have increased, there have been related rises in the numbers of older people with long-term illnesses such as dementia, and in the numbers of older people experiencing strokes and other health related traumas.

2.2 Demand and provision

2.2.1 The demographic change will affect services provided by both central and local government. Health and social care will be the two services most directly impacted, followed by housing.

2.2.2 Under pressure from funding demands over the last decade, social housing providers across the country have carried out strategic and critical reviews of the accommodation and services they provide for older people. The main drivers have been:

- Decent Homes standards,
- The Supporting People programme, and
- The changing accommodation choices of older people.

- 2.2.3 The reductions in funding from the Supporting People grant for all providers of older people's services has triggered a number of social housing providers to evaluate support services. Many providers have experienced high level of voids in their sheltered housing stock, most of which was built pre-1980s, and which in some cases has been deemed no longer fit-for-purpose.
- 2.2.4 In considering the needs of their local populations some organisations have chosen to re-provide older persons' housing where they have had to decommission sites no longer fit-for-purpose, including re-visiting the sheltered scheme model with modern standards. Leading housing associations in the older persons' housing sector, such as Hanover, Anchor and the Extracare Trust have built 'retirement villages', which offer mixed-tenure housing with care and support. Housing in these developments is of a very high quality with excellent space standards and facilities.
- 2.2.5 Older people who continue to live in their own family-sized homes may face difficulties such as isolation and poverty, struggling to meet the costs of fuel and the upkeep of their property. Properties can also become unsuitable due to frailty and/or disability. In some cases aids and adaptations can be provided in the home that may alleviate some problems with mobility around the house and using household appliances. Residents can also receive outreach services from visiting care and support agencies. Telecare and telehealth technologies have increased the options available to residents with regard to receiving support in the home.
- 2.2.6 People seek to plan and make decisions about retirement and later life at all ages. It is therefore important to make sure that information and resources about housing options are widely available for all residents to support informed decision-making and adequate planning in relation to housing.

2.3 Existing supported housing stock

- 2.3.1 Around a quarter of the Council's housing stock is either category one or category two sheltered housing.
- 2.3.2 Pre-2011 the supported housing service was 83% funded by the Supporting People grant awarded by Hertfordshire County Council, and 17% funded by the Housing Revenue Account (HRA). In reality the cost of the service to the HRA was increasing due to the absence of any uplifting in the grant awarded by the commissioners over time.
- 2.3.3 Currently the service is 40% funded by the HRA, with grant from Hertfordshire County Council making up 60%, which amounts to £446,000 of grant per annum. The current contract with Hertfordshire is in place until March 2015. Grant funding is expected to diminish substantially from 2015, and it is possible that there will no grant funding available for this service at some point.

2.3.4 Following the announcement of funding reductions from Hertfordshire County Council in 2011 a full review of the supported housing service was undertaken. A number of changes followed this review, including:

- The creation of a Development Officer post,
- The introduction of the 'hub and spoke' model for service delivery,
- Funding granted to Age UK to deliver both a handyperson scheme and friendship teas to residents living in sheltered housing,
- The withdrawal of the existing out-of-hours service, and
- A reduction in the service of six frontline posts (Mobile Supported Housing Officers).

3.0 The work of the Supported Housing Project Group

A project group designed to review the Council's supported housing service and to design the service for the future needs of service users was set up in November 2011 following a report to Housing and Communities Overview and Scrutiny Committee.

The group was set up with the following remit:-

1. To review the current service; being specific over what is meant by support and to review access to the service
2. To review the charging structure, ensuring that charges are linked to support arrangements and access to the alarm call system
3. To ensure the service is working in partnership with particularly the social care and health sectors
4. To ensure that the sheltered housing schemes managed by Dacorum Borough Council are fit for the future needs of service users.

The Working Group has achieved the following outcomes:

1. Defined support and influenced the change in age eligibility within the allocations policy
2. Defined the components of the support charge and set the support and community alarm charges accordingly
3. Agreed the following vision for the service

The choice to live in sheltered housing will remain a positive one for older people, and people wishing to access support services from their family home will be able to do so.

Work has now been concluded with the group on two elements of the work plan; the current service and charging structure. Work will continue to strengthen relationships with partners in the social care and health sectors. Finally the group agreed preliminary criteria with a view that detailed work will commence in autumn 2013 on reviewing the individual sheltered housing schemes and assessing what is required to ensure they meet the housing needs of older people.

4 Next steps

4.1 The Council will analyse the data from its recent over-50s Housing Needs Survey to inform the priorities for its Older Persons' Housing Strategy, which will set out three broad strategic objectives:

- To ensure that the Borough offers a range of suitable, high quality housing options for older people, including specialist housing for those who need extra support and care.
- To allow older people to live independently in their homes for as long as they choose or it is safe to do so.
- To provide older people with easy-to-access high quality advice on the housing options and support available to them.

4.2 This strategy will provide the framework and strategic direction for taking forward the work of the Supported Housing Project Group and therefore has a link to the part two report "Findings of the Sheltered Housing Review".

5.0 Recommendation

5.1 The recommendation of this report is for Members to consider the proposed scope and objectives of the Older Persons' Housing Strategy 2012 - 2024 and give their feedback.

5.2 For Members to acknowledge the work of the Sheltered Housing Project Group in contributing to the objectives of the Older Persons Strategy and in helping to move the quality of service delivered to older people forward.

5.3 For Members to acknowledge the work of the Supported Housing Project Group

5.4 For Members to identify that a review of the Council's existing sheltered accommodation will be undertaken to explore what is required to modernise the facilities that are provided and to ensure they are compliant with changing demands and expectations.

6.0. Community Alarm upgrade

Following a dilapidation report from the Community Alarm Maintenance contractor, Cirrus Communications, a replacement programme has been drafted (see appendix 1).

The Council will be tendering this work with a view to it commencing in 2014.

Appendix 1

Schedule for Community Alarm Replacement

Scheme	Expected date of replacement
Rice Close	2013/14
Evelyn Sharp House	2014/15
Two Beeches	2014/15
Phyllis Courtnage House	2014/15
Southernwood Close	2014/15
Varney Road	2014/15
Saturn Way	2014/15
William Crook House	2014/15
The Drift Way	2014/15
Old House Road	2014/15
Mayflower Avenue	2014/15
Dudley House	2014/15
Lagley House	2015/16
Gravel Lane	2015/16
Elizabeth House	2015/16
Sursham Court	2015/16
Pond Close	2015/16
Oaklawn	2016/17
Compass Point	2016/17
Florence Longman House	2016/17
Cranford	2016/17
Christopher Court	2016/17
Emma Rothschild Court	2016/17
Holly Tree Court	2016/17
Betty Patterson House	2016/17
Leys Road	2017/18
Willow Edge	2017/18
Gilbert Burnet House	2017/18
Chapel Street	2017/18
Douglas Gardens	2017/18