



Derby City Council

COUNCIL CABINET
18 March 2015

Report of the Cabinet Member for Housing,
Finance & Welfare

ITEM 9

Older Persons' Housing and Support Strategy 2015-2018

SUMMARY

- 1.1 This strategy examines recent demographics and older person profiles within the city to determine needs and reports on the unprecedented change and future changes to our society.
- 1.2 A number of key responses are identified, including actions on strategic and operational levels, to ensure maximum efficiency of our resources. Proposals for action include the release of under occupied homes, developing better quality and desirable accommodation for older people and promoting a better overall supply of both general and specialist provision.
- 1.3 The strategy's overall purpose is encapsulated in the following vision statement:
'Empowering the older citizens of Derby to make informed decisions and choices about their housing and support needs, while working together to ensure that those choices are available'.
- 1.4 The strategy outlines priorities for action and these will underpin the need for capital investment over the next five years and beyond.
- 1.5 An extensive consultation process has been undertaken with a wide range of stakeholders. These include older people, their carers and families, as well as service providers. The consultation process and findings are reported on below in Supporting Information.

RECOMMENDATION

- 2.1 To recommend that Cabinet pledge its commitment to ensuring that older people are supported to make informed choices about their housing and support needs and that those choices are made available, thereby adopting the vision.
- 2.2 To recommend that Cabinet adopts the Older Persons' Housing and Support Strategy 2015-2018.

REASONS FOR RECOMMENDATION

- 3.1 To respond to the growing crisis of the need for good quality housing for the elderly in Derby.
- 3.2 The Older Persons' Housing and Support Strategy 2015-2018 provides the framework and plan of action to achieve this, by setting out an evidence based approach to new services and development of a range of accommodation options for older people.

SUPPORTING INFORMATION

4.1 The strategy examines recent demographic and older person profiles within the city to determine needs and reports on the unprecedented change and future changes to our society.

4.2 The strategy outlines priorities for action and these will underpin the need for capital investment over the next five years and beyond. The strategy identifies four over-arching outcomes which must be achieved to deliver the vision. These are...

Outcome one: Assist older people to move out of under occupied homes to more suitable and desirable accommodation.

Outcome two: Continue to develop Extra Care in areas of high density of older people populations.

Outcome three: Develop specialist, high quality and affordable mixed tenure housing for older people.

Outcome four: Deliver private market housing for older people, to respond to the demands from older people who wish to own their own homes.

4.3 Specific action in relation to the above outcomes include...

- Working with Derby Homes and RSL partners to identify appropriate households who under occupy their homes and who wish to move and assist this by securing suitable accommodation in new developments.
- Establish a Welfare Reform Group which will work in partnership to address existing areas of hardship and propose new services and schemes to improve the housing offer for older people, amongst other groups.
- Ensure that the housing and support needs of our older residents are reflected in the new Core Strategy and effective planning takes place on each site, with outline proposals for development.
- Host key events and meetings to encourage private developers and stimulate the market for private housing development for older people in Derby and assist developing partners to make successful bids for funding.

4.4 Consultation – key elements

- The main element of the consultation was a ‘Living Well in Later Life’ event, which was a launch for the full consultation programme and took place on 25 March 2014. It was well attended by 64 older people who engaged with answering questionnaires during the course of the event. The aim of this event was to facilitate a broad-ranging consultation which would take into account as wide a range as possible of the views of the older citizens of Derby.
- A further publicity event took place at the Eagle Centre Market – the aim was to promote the consultation programme and to gather the views of those people who were unable to attend the main ‘Living Well in Older Life’ event.
- Drop-in sessions were facilitated in local libraries to ensure that views were gathered from a range of people across the city.
- A final large engagement event was held at the 50+ Forum on 6 May 2014 at the Spot and was attended by over 50 people. 19 survey questionnaires were returned and the vision statement was agreed.

4.5 Consultation findings and resultant changes to the strategy

There was significant support for the strategy and its general direction of travel – this was offered as verbal comments throughout the key events and also through survey responses.

It was notable that very few older people had given the possibility of leaving their current home much thought – most were happy with where they were living and would only leave when maintaining the property became difficult.

Of the 101 questionnaire responses received – the majority of people owned their own home, with the second largest group renting social housing. The predominant key concern was over deteriorating health and a resultant inability to maintain their own home. Despite this, the majority of respondents had not seriously considered moving home. The Strategy has therefore been amended to ensure that older people are provided with sufficiently robust advice and information and are encouraged to consider their housing options in advance of a health crisis.

The survey findings also cited that the three most consistently important facilities people choose to consider when looking at possible housing locations are GP facilities, shopping facilities and good transport links. These will be considered routinely as part of any proposals for new development schemes.

Finally, the majority of respondents said they would feel comfortable using assistive technology – which is encouraging as the use of such technology is increasingly a vital part of quality accommodation for older people and can respond to their growing needs for care and support.

4.6 Equalities

An equalities impact assessment was held on 4 February 2015 with officers and external stakeholders. The assessment regarded the equality impact of the strategy on equality groups as being positive, with some minor measures advised to improve the wider promotion of services.

OTHER OPTIONS CONSIDERED

- 5.1 The Council could determine not to have an investment strategy in relation to the needs of older people, but funding decisions would have to be made on an uncoordinated ad hoc basis, outside of a wider strategic investment plan.

This report has been approved by the following officers:

Legal officer Financial officer
--

Olu Idowu Peter Shilcock

Human Resources officer Estates/Property officer Service Director(s) Other(s)	Liz Moore Perveez Sadiq Ian Fullagar
For more information contact: Background papers: List of appendices:	Angelina Novakovic 01332 640330 angelina.novakovic@derby.gov.uk None Appendix 1 – Implications Appendix 2 – Older Persons' Housing and Support Strategy 2015-2018 Background Paper 1 – Evaluation of the Consultation

IMPLICATIONS

Financial and Value for Money

- 1.1 Delivery of the outcomes within this Strategy will be supported by capital projects relating to new provision for older people that have been subject to previous cabinet reports and which have been approved.

Legal

- 2.1 This Strategy supports our wider duties towards meeting the housing, health and social care needs of our older people including, so far as the same is relevant to and/or supports the Council meeting, its duties under the Equality Act 2010.

Personnel

- 3.1 This strategy will inevitably require a greater partnership approach to improving the housing offer for older people between Derby City Council and Derby Homes.

IT

- 4.1 None directly arising from this report.

Equalities Impact

- 5.1 The new affordable and market sale housing identified as being required by this strategy, will directly meet the needs of older people including those from minority ethnic groups and disabled people. By 'freeing up' currently under-occupied homes the strategy will also indirectly contribute towards meeting the needs of younger people.

An Equalities Impact Assessment has been completed to ensure that appropriate consideration is given to any equality issues/barriers that may arise.

Health and Safety

- 6.1 None directly arising from this report.

Environmental Sustainability

- 7.1 This document presents key issues for improved community sustainability.

Property and Asset Management

- 8.1 The development of additional Council accommodation for older people will increase the Council's asset base.

Risk Management

- 9.1 All Council new build developed in line with this strategy would comply with current planning and building regulations. The Council will employ a Construction Design Management (CDM) coordinator to ensure that both the construction and future use of the buildings comply with the necessary Health and Safety regulations. The use of an employer's agent will ensure that the development achieves all the necessary standards required by the Council and any external funding body.

Corporate objectives and priorities for change

- 10.1 The Strategy will contribute towards a thriving sustainable economy, good health and well-being and a strong community.
- 10.2 The strategy will also contribute to good-quality services that meet local needs.