

Southend-on-Sea Borough Council

Report of Corporate Director for People

to
Cabinet

on

8th November 2016

Report prepared by: Sharon Houlden
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Agenda
Item No.

Sheltered Housing Review and Review of Housing Need of Older People

People Scrutiny Committee

Policy & Resources Scrutiny Committee

Executive Councillors: Councillor Mark Flewitt & Councillor Lesley Salter

A Part 1 Agenda Item

1. Purpose of Report

- 1.1 PFA were commissioned in November 2015 to undertake a review of housing need of older people in the borough in order to assist the Council in addressing concerns about the demand/supply equation of housing (both general needs and specialist provision) in the town, and have committed to this Review as a first step towards addressing this issue.
- 1.2 This report accompanies the first presentation of the outcome of the Review to Cabinet via the attached report of Peter Fletcher Associates (PFA).
- 1.3 PFA were commissioned in November 2015 to undertake a review of housing need of older people in the borough; with a specific brief to explore the fitness for purpose and potential of the sheltered housing service to meet current and anticipated need. Their Review Report makes a number of recommendations for the Council to consider as a means of progressing and developing our vision for housing solutions for older people that address identified need, and are congruent with the Council's strategic priorities for creating a better Southend. The Review Report presents options for consideration and is intended to facilitate a process of discussion and consultation. No decisions on the options presented will be made until the appropriate processes of stakeholder consultation have been completed. Key stakeholders in the process are elected Members as representatives of residents and tenants in their wards.

2. Recommendations

- 2.1 That the contents of this report and the accompanying PFA Report are noted;
- 2.2 That Cabinet agree that a series of workshops and working groups be convened for the purpose of exploring in detail the main themes of the report, namely:
 - **Physical structure of the schemes** –including accessibility within Schemes and the size of individual accommodation units.

- **Community & Locality** –location of Schemes in relation to local facilities (i.e. accessibility to local amenities and transport links) and encouraging community access to Scheme facilities as part of a wider Locality approach to services.
 - **Meeting Housing, Care and Support needs of older people** –how Schemes enable tenants to stay in their homes as they become frailer, developing a criteria for sheltered housing based on need, and developing use of Telecare, Telehealth, and assistive technology options.
- 2.3 That the workshops and working groups be convened and facilitated by officers from the strategic housing service, South Essex Homes, and adult social care services, and be supported and attended by elected Members as key stakeholders and decision makers.
- 2.4 That the outcome of these workshops and working groups be presented as a follow up Cabinet report in the spring of 2017 with recommended options for developing a model of sheltered housing provision in order to meet the housing need of older people in Southend.

3. Background

3.1 Peter Fletcher Associates (PFA) were commissioned to provide independent specialist advice on the fitness for purpose of the existing sheltered housing service and stock, and to support the development of a vision for housing for older people that is sustainable going forward.

3.2 The PFA Report is attached to this Report as Appendix 1. Key issues and recommendations can be summarised as follows:-

- **Demographic Trends** indicate that there will be a growing older person's population in the Borough - 66,300 people aged 50+ in 2015, rising to 87,100 by 2035 – increase of 31.4%. 85+ population to increase by 103.8% between 2015 and 2035.
- **Supply** - there is a large supply of sheltered housing for rent including schemes developed in the 1970's and 80's with bedsits managed by providers such as Anchor Trust and Genesis and some small local almshouse providers. The total number of sheltered housing units for social rent is 1,282 units. In addition there are 475 units of Part 1 accommodation (not included in the above table) managed by south Essex Homes bringing the total to 1,757 units.
- **Technical Appraisal of Schemes** - Schemes are generally well maintained, with the usual focus on 'Decent Homes' compliance and following Stock Condition Survey (SCS) forecasts for renewal programmes.

3.3 Recommendations from the report:

- **Strategic** – develop a vision and strategic role for sheltered housing, extra care housing and Careline set within the wider local context of integrated commissioning of services for older people across the Borough.

- **Operational** – improve service delivery in sheltered and extra care housing to achieve better outcomes for residents and ensure value for money for the Council, e.g. by growing Careline to provide services to more older and vulnerable people.
- **Extra Care schemes** - The two Council run extra care schemes are small with only 15 units and the costs to the Council of commissioning care on site 24/7 is over £380,000 per annum (rents and service charge are paid for by residents either self-funded or by Housing Benefit). The future arrangements for these schemes could be reviewed to achieve greater efficiency and better outcomes for residents.
- **Sheltered Housing** - Sheltered housing services in the Borough would benefit from having a more strategic role to play in supporting older people to remain independent. This is the case for the Council schemes and those managed by RP's and small charities.

4. Other considerations and dependencies

- 4.1 The Report takes into account the wider local landscape in relation to housing need and the links with Adult Social Care; considering our ambition to achieve good quality housing across tenures, provide proportionate information and advice in relation to care and support, and maintain our focus on enabling older people to remain living independently in their communities.
- 4.2 **Locality Approach** – Southend Clinical Commissioning Group (CCG) and Southend Borough Council (SBC) have committed to a partnership approach to delivering health and social care services according to a locality model, with four identified Localities in the Borough. This model will support the health and social care integration agenda and it would be prudent to use this opportunity to map our housing resource (as part of a wider package of support) in relation to Localities.

5. Reasons for Recommendations

- 5.1 The provision of good quality housing for older people is an important issue that is crucial to the successful delivery of the Council's strategic objectives in relation to health and wellbeing, safety, prosperity, and value for money.

6. Contribution to Council's Vision & Corporate Priorities

- 6.1 The Sheltered Housing Review will contribute to the Council's vision of "creating a better Southend" through the following:-
- "Healthy" – by looking to provide good quality housing for older people will enable older people to remain living independently for longer.
 - "Safe" – one of the benefits of living in well-designed housing for older people is that they are very safe environments in which to live.

6.2 Financial Implications

There are likely to be financial implications arising from the Review which will need to be considered in the Housing Revenue Account capital programme from 2017/18 onwards. The Registered Provider's older persons housing revenue funding in the borough will be reviewed by the Integrated Commissioning Team.

6.3 Legal Implications

There are no major legal implications arising from this Report.

6.4 People Implications

None

6.5 Property Implications

None

6.6 Consultation

There will continue to be a wide range of consultation undertaken as part of this Review including external and internal stakeholders, including Sheltered Housing tenants themselves.

6.7 Equalities and Diversity Implications

The provision of good quality, accessible accommodation for older people will have a number of positive impacts particularly for those older people with physical disabilities and dementia. The Review will also consider whether the schemes are meeting the need of citizens with designated protected characteristics and a full Equalities Impact Assessment will be undertaken in relation to any recommendations arising from the workshops and working groups.

6.8 Risk Assessment

There are no significant risk issues at this stage.

6.9 Value for Money

6.10 Community Safety Implications

6.11 Environmental Impact

7. Background Papers

8. Appendices

Appendix 1: Peter Fletcher Associates Report

Appendix 2: Peter Fletcher Associates Executive Summary Report