

## STROUD DISTRICT COUNCIL

AGENDA  
ITEM NO

## HOUSING COMMITTEE

11 SEPTEMBER 2018

**13**

<b>Report Title</b>	<b>OLDER PERSON'S STRATEGY</b>
<b>Purpose of Report</b>	To inform the Committee of progress on the development of the Older Person's Strategy. This strategy links many of the Council's services in relation to older people.
<b>Decisions</b>	<b>Housing Committee RESOLVES to set up a task and finish group to explore the expectations of the 'next generation' in relation to SDC's older people's housing.</b>
<b>Consultation and Feedback</b>	Progress has been discussed with the Chair and Vice Chair of Housing Committee and Housing Review Panel.
<b>Financial Implications and Risk Assessment</b>	<p>There are no financial implications directly associated with this report, however there could be additional costs arising from the outcomes of the Strategy.</p> <p>Some funding is available for Sheltered Modernisation works in the Housing Revenue Account (HRA) Medium Term Financial Plan (MTFP) and any additional funding requirement should be considered as part of the wider HRA budget setting process to ensure affordability across the service.</p> <p>Lucy Clothier, Principal Accountant Tel: 01453 754343 Email: lucy.clothier@stroud.gov.uk</p>
<b>Legal Implications</b>	<p>There are no specific legal implications arising directly from this report. Legal advice concerning individual projects can be provided during the planning of such projects.</p> <p>Committee may wish to consider defining in greater detail the membership and remit of the proposed task and finish group, as well as the matters which it is expected to report on and the reporting deadline. R2108D2408C2108.</p> <p>Mike Wallbank, Solicitor E-Mail: Mike.Wallbank@stroud.gov.uk</p>
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<b>Options</b>	The alternative option is to not develop a strategy and to make no further changes to the provision of older person's housing and services.
<b>Performance Management Follow Up</b>	A further report will be presented to Housing Committee in mid 2019 detailing the draft Strategy.

<b>Background Papers/ Appendices</b>	Developing a Sheltered Housing Strategy (Ark Consultancy – July 2015) Sheltered Asset Review Part 1 (CIH – September 2014)
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## **OLDER PERSON'S STRATEGY**

### **1.0. Introduction**

- 1.1. SDC currently owns 28 sheltered housing schemes across the district (none of which are extra care). The Sheltered Modernisation Project is currently underway which is rationalising and improving the stock and ensuring that it is fit for purpose now and in the future.
- 1.2. SDC has previously commissioned reports into Older People's Housing through the CIH and Ark Consultancies. The CIH report 'Sheltered Asset Review' was produced in September 2014 and the Ark report 'Developing a Sheltered Housing Strategy' was produced in July 2015. Reports relating to these two reports have been presented to Housing Committee during October 2014, March 2015, October 2015 and June 2016. The outcomes and recommendations of the reports have provided a solid foundation on which to develop an Older Person's Strategy which links both housing and other support services.
- 1.3. It is well documented that 'sheltered housing dwellings required in Stroud, could grow by as much as 90% in the next 20 years' (source of data - Ark Report 2015 paragraph 6.7). The importance of providing the right type of housing and services is critical to address this increase in need. This increase in demand is anticipated because of the change in demographics and our ageing population.
- 1.4. There are many positive projects being undertaken across different services in the council such as the Health & Housing Plan, Local Plan Review, Service Charge Review and the Sheltered Modernisation Project, to name but a few. The Housing Strategy 2015 – 2019, details the approach to improving accessibility to good quality affordable housing and housing related services across the district. The strategy touches on older people however there is further work needed to develop a strategy for this specific demographic with the predicted increase over the next 20 years. The Housing Strategy is due to be renewed next year and will link to the Older Person's Strategy.
- 1.5. Officers have set up a Vision & Strategy Group to undertake horizon scanning and to begin developing a draft strategy to link these strategies and projects together. This fits with the recommendations contained within the CIH and Ark report.
- 1.6. The Sheltered Modernisation Project currently has an agreed approach for four of the five red schemes. There is also an agreed approach to three of the amber schemes which are being modernised into 'hubs'. These are Sherborne House, Stonehouse, Concord, Nailsworth and George Pearce House, Minchinhampton. Although the schemes were categorised into red, amber and green, there is currently no agreed approach for the remainder of the amber schemes, some of which were identified as 'consider for an alternative use' in the Ark Report.

## **2.0. The Developing Strategy**

- 2.1. The Vision & Strategy Group includes a number of officers across the council including - Sheltered Housing Project Manager and Project Officer, Head of Business Service Planning, Health and Wellbeing Development Co-ordinator, Policy Implementation Manager, Senior Housing Strategy Officer, Principal Sheltered Housing Officer, Principal Accountant and Housing Advice Manager. The group started by identifying the key problems which the council currently faces and will potentially face over the next 20 years in relation to housing and services for older people. These can be summarised as follows (however the list is not exhaustive):
- 2.1.1. A shortfall of suitable accommodation to meet the increasing need.
  - 2.1.2. The council does not have a range of older person's accommodation – it is currently 'one size fits all'.
  - 2.1.3. The allocation of older person's accommodation may no longer be fit for purpose – being allocated on an age basis rather than need.
  - 2.1.4. The council is not currently clear about the expectations of the next generation of older people and what they may require from housing and services.
  - 2.1.5. There have been a number of changes in the sheltered housing service, however the expectations of our tenants has not changed.
  - 2.1.6. Gloucestershire County Council is changing its approach away from residential homes, to look at options to keep people living independently at home, even if it means moving to a more suitable property or location. This has the potential to increase demand for forms of older person's accommodation if the family home isn't suitable as people get older.
  - 2.1.7. There is a crisis in personal care services which results from difficulty recruiting/retaining staff and the knock-on effect requires households to remain independent for as long as possible.
  - 2.1.8. There have already been a number of changes to tenant's income through the introduction of universal credit, which does not currently affect those of pensionable age, however there is potential for this to change in the future.
- 2.2. The group have developed a draft vision, mission and objectives to address these problems and will continue to shape these over the coming months. The current draft vision is for the council to 'provide a range of good quality homes for older people, to meet a variety of current and future needs – homes where people want to live.'
- 2.3. One of the many key priorities from the strategy is to establish a delivery model for the sheltered housing schemes which were identified as amber and green in the Ark report. As is reflected in the draft vision, the group have determined that SDC needs to provide a range of housing options for older people which could include different tenure options. Linked with this, is the need to re-brand our service for

older people and consider changing the provision from sheltered housing to something different (for example – independent living), which aligns with the service we are able to provide.

- 2.4. In order to get the range of housing options right, it is necessary to understand what future customers want from their home and support service and what resource and finance is available to deliver these options. A task and finish group can provide a means of exploring this further by actively seeking feedback from the next generation of older people.
- 2.5. The insight gained from the task and finish group can then be fed into the developing strategy, working with officers to ensure that the housing and support options for the future are fit for purpose and maintain the prosperity of SDC's housing stock for older people. In turn, this will improve overall independence for older people as well as assisting to maintain their health and wellbeing. The vision & strategy group will meet again with the task and finish group to discuss how the findings have developed the strategy.

### **3.0. Summary**

- 3.1. This report provides an executive summary of the current and future issues surrounding older people's housing and services. The Older Person's Strategy has the potential to link all housing services across the council as well as establishing links with other agencies such as Gloucestershire County Council and the NHS to improve provision of services across the district.
- 3.2. A task and finish group to explore the future trends and demands for older people's housing is vital to provide the right direction for SDC when developing this strategy.
- 3.3. A further report detailing the draft strategy and action plan will be presented to housing committee in spring 2019.
- 3.4. It is therefore recommended that Housing Committee sets up a new task and finish group with officer support, to feed into the developing strategy by December 2018.