



ADULT SERVICES and HEALTH COMMISSION 3 September 2007

Report of the Assistant Director Housing and Advice Services

Older Persons Housing Strategy

RECOMMENDATIONS

- 1.1 That the Commission consider and approve the Older Person's Housing Strategy

SUPPORTING INFORMATION

- 2.1 The Older Persons Housing Strategy has been developed in response to the Government's requirements detailed in the document "Quality and Choice for Older People's Housing – A Strategic Framework" (Department of Health/ Office of the Deputy Prime Minister (now DCLG); 2002)
- 2.2 The Strategy provides a local framework for the future direction of housing and housing support related solutions for older people, regardless of tenure.
- 2.3 The development of the Strategy was overseen by the Derby Older People's Strategic Planning Partnership (DOPSPP) and extensive consultation has been undertaken throughout the development of the Strategy with stakeholders and older people's groups, including the Derby Seniors Forum and the Older Peoples Cluster. The strategy is also closely aligned to the forthcoming Older People's Plan.
- 2.4 Consultation identified that key areas to focus upon were:
 - That new homes should take into account the needs of older people
 - Increased insulation and help with heating and other energy conservation should be a priority
 - There should be more independent living opportunities
 - There should be shorter waiting times for aids and adaptations
 - More flexibility and choice of housing, care and support options is required as well as clearer, co-ordinated information and advice on what is available.
 - How to overcome high levels of isolation reported by older people.

- 2.5 The implementation of the strategy is detailed in an action plan, which takes account of these issues and prioritises the key objectives. The Action Plan will run from 2007 – 2010. It allows for flexibility to adapt to changing needs, trends and legislation. It is also proposed to monitor and evaluate the progress made annually and publish these findings annually as well as reporting back to the Senior's Forum, Older People's Cluster and DOPSPP.
- 2.6 The strategy complements work that has been done on other local housing strategies including the Derby Housing Strategy; the Black and Minority Ethnic (BME) Housing Strategy; the Supporting People Strategy; Supported Accommodation Strategy and Housing Renewal Policy.
- 2.7 The Strategy focuses on the housing and housing related support needs of people over the age of 50 including those with physical or sensory disabilities and mental health needs.
- 2.8 The overarching priority for the development of housing solutions is that there should be 'diversity and choice' in the provision of housing and support services.
- 2.9 In line with the document Quality and Choice for Older People's Housing – A Strategic Framework and the results of consultation, the Strategy covers five key areas as follows:
- **Quality Housing** – emphasising the importance of good quality housing and support services to ensure homes are warm, safe and secure.
 - **Aids and Adaptations** – Ensuring that the provision of services promotes independence and is responsive to the needs and preferences of older people
 - **Information and Advice** – Ensuring that information, advice and advocacy is accessible and available for professionals and older people themselves on the range of housing and support options and/or solutions available.
 - **Sheltered Housing** – Providing a framework for service providers when they review their housing and service models to improve flexibility to meet changing needs and the aspirations of older people.
 - **Working together** – Improving the integration of services delivered by housing, health, social services and other agencies such as voluntary and private sector organisations to provide a seamless service and maximise existing resources.

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Background papers:	Appendix 1 – Implications
List of appendices:	Appendix 2 - Older Persons Housing Strategy

IMPLICATIONS

Financial

1. Financial implications are constrained to existing budgets with the exception of the capital and revenue costs of new Extra Care schemes. Two Extra care schemes are currently being developed in the City representing 114 of the total target of 240 units to be developed over the next 3 years. The Tomlinson Court scheme will provide 38 units of accommodation for which the City Council has committed £100,000 towards total development costs of £5,529,859. The remainder of the funding is coming from successful bid to the Department of Health (£3,770,902) and from the housing provider Housing 21 (£1,658,957). The additional Extra Care scheme at Broadway, Allestree will provide 76 units. The full capital build cost will be met by the housing provider. The overall financial implications in regards to the establishment of additional units of Extra Care are, as yet, not fully quantified and will be identified at the time.

Legal

2. None arising from this report although individual schemes that emerge from the implementation of the strategy may have specific legal implications that will need to be identified at that time

Personnel

3. None arising from this report.

Equalities Impact

4. The strategy will have a positive impact on improving housing and housing related support for older people in Derby.

Corporate Priorities

5. The Older Person's Housing Strategy is aligned to the Corporate Plan 2007 – 2010 priority of "helping us all to stay healthy and active".