

## **Interim Report on the Older Persons' Accommodation and Support Strategy**

### **SUMMARY**

- 1.1 As requested by the chair of the Cost of Living Board, this report sets out the progress made to date on the development of the Older Persons' Accommodation and Support Strategy. As the strategy is still under development this is an interim report. A final report will be submitted, once the strategy is completed.
- 1.2 The strategy will examine the growth in size and changing profile of the elderly population, in order to determine their housing and support needs. These changes give rise to a number of challenges which must be responded to in a planned and coordinated way.
- 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 aim is to promote independence and well-being through a range of good quality, affordable and appropriate housing options. This means working to the partnership model of support provision which will enable older people to live comfortably in the housing of their choice. 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 in the Supporting Information section below.

### **RECOMMENDATION**

- 2.1 To note the update to the Board and make any comments and recommendations in relations to the themes of the new strategy.

### **REASONS FOR RECOMMENDATION**

- 3.1 To ensure that Board members are kept updated on the development of the Older Persons' Accommodation and Support Strategy and have opportunity to have an input

into the process.

## SUPPORTING INFORMATION

- 4.1 The strategy notes that within Derby there is a projected population increase of older people (65+) of more than 15,000 people by 2030. The Office for National Statistics also predicts that there will be an 80% increase in the 80+ population to 10,300 by 2030. This rise in population will have an inevitable impact and growth in demand on local services. At present the highest concentrations of older people are in Allestree, Spondon and Mickleover where the total 65+ percentage of the population is 20%-35%.
- 4.2 In Derby the majority of specialised accommodation available for older people is sheltered housing. There has been some development of extra care (326 Units) and there are 2000 residential and nursing care beds available in registered care homes. Some of the sheltered accommodation is now quite old and does not meet current space or design standards.
- 4.3 An additional challenge the Council is facing is dementia. There are a predicted 3,243 people who live in Derby with dementia; this figure is expected to rise by 19% by 2020 to over 4,000 people. The Council and NHS have jointly developed a strategy which sets out plans for improving services for people with dementia.
- 4.4 A growing older population will also increase the number of people with acquired sensory impairments, increase the number of frail elderly whose mobility is impaired and increase the number with a physical disability.
- 4.5 The draft strategy addresses these challenges and identifies four key over-arching outcomes which must be achieved in order 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 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.
- 4.6 These aspirational outcomes have been written whilst acknowledging that the financial challenges to the Council of an ageing population, is immense. The ageing population will affect not just those with social care responsibilities, but all council partners in housing, health and support providers.
- 4.7 In addition to these outcomes there are national drivers which are also impacting on the strategy, particularly those surrounding individual choice and personal budgets.
- 4.8 *Consultation – key elements*

- The main element of the consultation was a 'Living Well in Later Life' event which was also a launch for the full consultation programme. It was well attended by 64 older people who engaged with answering questionnaires.
- A publicity event took place at the Eagle Centre Market – the aim was to promote the consultation programme.
- Drop-in sessions were also facilitated at local libraries in three locations across the city – Mickleover, Allestree and Pear Tree.
- A final large engagement event was held at the 50+ Forum and was attended by over 50 people and the vision statement was agreed by vote.
- In addition, the consultation was promoted via the 'your city your say' section of the Council's website. This gave members of the public the opportunity to contribute to the consultation without having to attend one of the events.

#### 4.9 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 much thought to the possibility of leaving their current homes; most were happy where they were living, and would only consider moving when maintaining the property became difficult.
- 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 three most consistently important facilities people chose 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.
- The majority of respondents said they would feel comfortable using assistive technology.
- The strategy will be completed by January 2015 to be approved by Council Cabinet in March 2015.

### OTHER OPTIONS CONSIDERED

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

This report has been approved by the following officers:

<b>Legal officer</b> <b>Financial officer</b> <b>Human Resources officer</b> <b>Estates/Property officer</b> <b>Service Director(s)</b> <b>Other(s)</b>	Janie Berry Toni Nash  Steve Sprason Perveez Sadiq
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<b>Background papers:</b>	None
<b>List of appendices:</b>	Appendix 1 – Implications

<b>IMPLICATIONS</b>
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**Financial and Value for Money**

- 1.1 None directly arising from this report. This is an interim report on a strategy document that is still not completed. It is intended for information purposes. Should any future actions arising out of the finalised strategy result in a recommendation to incur additional costs, a separate report will be presented.

**Legal**

- 2.1 This strategy supports the wider duties towards meeting the housing, health and social care needs of our older people including supporting the Council in meeting its duties under the Equality Act 2010.

**Personnel**

- 3.1 None directly arising from this report.

**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.

**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 builds 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. In particular it will work towards the Council target of enabling more people with social care needs to live in their own homes with appropriate support and to support people to live independently in the community through the continued roll-out of self-directed support.