

## **CABINET MEMBER FOR HEALTH & SOCIAL CARE**

**Venue: Town Hall, Moorgate  
Street, Rotherham**

**Date: Monday, 6th July, 2009**

**Time: 10.00 a.m.**

### **A G E N D A**

1. To determine if the following matters are to be considered under the categories suggested, in accordance with the Local Government Act 1972 (as amended March 2006)
2. To determine any item which the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Apologies for Absence
4. Minutes of the previous meeting held on 22nd June, 2009 (herewith) (Pages 1 - 6)
5. Accommodation for Older People in Rotherham (herewith) (Pages 7 - 91)
6. Adult Services Revenue Budget Monitoring Report 2009/10 (herewith) (Pages 92 - 96)
7. Exclusion of the Press and Public  
The following item is likely to be considered in the absence of the press and public as being exempt under Paragraphs 1 and 3 of Part 1 (as amended March 2006) of Schedule 12A to the Local Government Act 1972
8. Highfields: Decision on Contract (herewith) (Pages 97 - 105)

**CABINET MEMBER FOR HEALTH & SOCIAL CARE****22nd June, 2009**

Present:- Councillor Doyle (in the Chair); Councillors Barron, Gosling, Jack P. A. Russell and Walker

**13. MINUTES OF THE PREVIOUS MEETING HELD ON 8TH JUNE, 2009**

Councillor Barron raised a concern in relation to the transitional period for service users moving from RMBC to independent providers. He had reason to believe that some service users were not receiving their care services on a regular basis, and were being missed on occasion. The Director of Health and Wellbeing agreed to investigate this matter and report back to members

The Cabinet Member referred to Minute Number 3 relating to the appointment of Champions and asked that all Champions prepare a short report for the meeting on 20<sup>th</sup> July, 2009.

Resolved:- That the minutes of the meeting held on 8<sup>th</sup> June, 2009 be approved as a correct record.

**14. ANNUAL REPORT OF THE JOINT LEARNING DISABILITY SERVICE**

Shona McFarlane, Director of Health and Wellbeing presented the submitted report in respect of the Annual Report of the Joint Learning Disability Service which outlined the continued strong performance of the service.

**Service Provision**

One of the most significant events in the last year had been the negotiations for the transfer of social care funding from the PCT to the Local Authority. The funding would be transferred fully in 2011 and would be part of the Partnership Agreement. The amount currently transferred in 09/10 was £6,782,156 and would increase annually by an estimated 2% uplift for the next 2 years.

The service had appointed a new Contracts Manager and two Contract Reviewing Officers, who had undertaken full contract monitoring on 28 providers during their first 6 months. The Contracts Manager had established regular provider forums where the cost of the service, developments, performance and issues were discussed.

The service completed an audit on behalf of the National Audit Commission on people with autism which contributed to the National Autism Bill currently going through Parliament.

The Joint Learning Disability Service contributed to the improved health and welfare of people with learning disabilities in Rotherham. It helped

people to stay well, support their independence and tackle inequalities by providing targeted support to individuals with healthcare needs beyond those provided at a primary health care level.

The Joint Service contributes to the health and wellbeing of people with learning disabilities, in particular increasing the choice and control of people through offering a range of services provided across statutory and voluntary services, and through enabling advocacy services to give people a voice and influence on the planning and delivery of services.

The report outlined the main activities and success of the Joint Learning Disability Service which were:

- Personalisation
- Beacon Update
- Customer Service Excellence Standard
- The Partnership Board
- Performance
- Supported Living
- Park Lea
- Health
- Employment

### **Achievements**

The Learning Disability Team had four teams nominated for team of the year in the Star Awards and the Oaks Day Centre team were awarded the Team of the Year award.

Ratings for the in-house respite and residential and nursing provision following CSCI inspections were all good or excellent.

Other achievements included:

- The Assessment and Treatment Unit achieved the second highest score from the Health Care Commission Inspection and had scored high in the PEAT (Patient Environment Assessment Team) Inspection
- Training in safeguarding had improved and all staff had received this training
- The new NHS electronic system known as System One had been successfully implemented
- Learning Disability Service was included in the second phase for Electronic Social Care Records
- A policy had been developed to support staff when they were supporting service users in personal relationships and were currently training the staff
- The Learning Disability Employment Strategy had been revised, in

- partnership with Speak Up
- Our Assessment and Treatment Unit had generated significant income from other NHS Authorities who purchased beds within the unit
  
- Every service user was offered a person centred plan and a health action plan. A further 84 service users received a person plan this year and person centred planning continued to be at the centre of transitional planning for young people and their carers. Quarterly transitional meetings involved all partners to ensure robust arrangements were in place. The PCP training had now been extended to some staff within Children and Young People's Services and families and carers. One special school had now embedded PCP into the curriculum from nursery to aged 19 plus.

The main Team Objectives for the next 12 months were

- Valuing People Now awareness
- Effective Partnership Board
- Access to and improvements in healthcare
- Housing Options
- Personalisation – person centred planning
- Increase employment opportunities
- Including everyone – complex needs
- Having a life

Developments for 2009/10 were:

- Implementation of revised safeguarding systems and processes
- Further developments of Supported Living Schemes
- Newly established Intensive Support Service
- Newly established Health Support Team
- Continual development of contract and performance monitoring tools
- Improving access to health services for people with learning disability.

The Learning Disability service was high performing, high quality and high cost. Budgets were getting tighter and a greater focus on Value for Money was required. The service had commenced a review of all its functions to seek to achieve better value for money through service transformation. The first steps were described earlier in the report with the development of two new Health teams from existing resources that will provide support across the

borough rather than be concentrated in one area and only available to a small number of service users. In partnership with South Yorkshire Housing Association we are about to start a review of three nursing and residential homes which are staffed by nurses employed by the PCT, to determine if a residential placement is the most appropriate to meet the service users needs and to secure a more realistic cost for the running of these homes. We will then review all residential placements to ensure that all service users are to benefit from Valuing People Now.

Further work was to be undertaken to ensure that services were evaluated to ensure value for money was being obtained whilst ensuring quality of outcomes.

The service aimed to maintain its longstanding reputation of being a high level performing service and would seek to improve any areas of the new National Indicator Set introduced in 2008/09. Progress would be measured within a Performance Management Framework, on an individual indicator basis in order that we can progressively demonstrate achievement of minimum milestones of better than national average performance progressing towards optimum achievement of all England top quartile performance.

The key performance measures would be identified from both current and past (PAFs) national indicator sets, plus any locally agreed indicators. These would then form a revised Learning Disability Key Performance Indicator (KPI) Suite for 2009 / 10. The suite of indicators would cover both Health and Social Care and be reported throughout the year to the respective Health and Learning Disability Service Senior Management Teams and Boards.

- 2008-09 PAF C30 number of people with a learning disability helped to live at home had been retained for a third consecutive year performance level within excellent top banding.
- 2008-09 First year targets for new national indicators NI 145 and NI146 on settled accommodation and employment had been achieved.
- 2007-08 CSCI Council Performance Assessment Notebook (PAN) summary identified Learning Disability as demonstrating 5 key strengths and zero areas for development.

A question and answer session ensued and the following issues were raised and discussed:-

- Reference was made to performance indicator NI 145 which stated that adults with a Learning Disability in settled

accommodation had achieved first year target and was at a maximum 100%. The question was asked as to how many people this figure represented. The Director of Health and Wellbeing was unsure of the exact figure but agreed to provide this information to Members after the meeting.

- With regard to the performance indicator NI 146 which related to adult with a Learning Disability in employment, this had achieved a first year target of 3%, recording above double the rate at 6.03%, Members asked for the definition of employment. The Director of Health and Wellbeing confirmed that this was 16 hours.
- Reference was made to the drop in figures in relation to reviews of service users. Members queried how this could be rectified in the future. It was confirmed that performance target had been set although these could be hard to achieve as the main problem was an increase in the number of assessments and lack of resources to undertake them.
- A query was raised about whether the NHS electronic system was running in conjunction with the RMBC system. It was confirmed that the system did not run as smoothly as it could but that measures were in place to ensure that information was not duplicated. Confirmation was also given that RMBC would be bidding for some funding to assist with bringing the two systems together.
- Concerns were raised that qualified nurses were to be replaced by lower paid staff at residential homes as a budget saving.
- Reference was made to Strategic Objective 1 which was to strengthen the approach taken to prevent adult abuse, working together with partner agencies to reduce the number of cases of abuse and make people in Rotherham feel safer by 2012. Members asked how this would be achieved. The Director of Health and Wellbeing confirmed that in addition to assessing the service user, assessments would be undertaken of the carer to ensure they could cope. Also training would be offered on safeguarding on a regular basis.

Resolved:- That the content of the annual report and the service objectives for 2009/10 be noted.

#### **15. NATIONAL CHILDREN AND ADULT SERVICES CONFERENCE - HARROGATE**

Consideration was given to attendance at the National Children and Adult Services Conference in Harrogate from 21<sup>st</sup> to 23<sup>rd</sup> October 2009. The Cabinet Member was asked to agree attendance for two members and nominations were sought.

Resolved:- (1) That the Cabinet Member agree to attendance for two Members at the above conference;

(2) That Councillor John Doyle and Councillor Pat Russell be nominated to attend.

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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1	<b>Meeting:</b>	Health and Social Care Cabinet Member
2	<b>Date:</b>	6 <sup>th</sup> July 2009
3	<b>Title:</b>	Accommodation for Older People in Rotherham
4	<b>Directorate:</b>	Neighbourhoods and Adult Services

5. **Summary**

The purpose of this report is to provide an analysis of the current and future accommodation requirements for the ageing population in Rotherham. This research was a Service Plan commitment in 2008/9 and dovetails with the Council's wider modernisation, personalisation and preventative plans for adult social care as well as the Housing and Supporting People strategies. The research has not considered the wider support and care services required to enable someone to remain at home as this work is already being developed elsewhere. Therefore, the research document should be read alongside these plans.

6. **Recommendations:**

It is recommended that the Cabinet Member:

- Note the report
- Consider referring the report to the Adult Scrutiny Panel.



## 7. Proposals and Details

### 7.1 Background

Over the next 17 years, the population of older people in Rotherham is predicted to increase by 18,000. This represents significant challenges for the Council in balancing the housing requirements of today but also making best use of our current housing assets and coordinating the delivery of future capital programmes from all sectors in a way in which improves the range and quality of housing fit for future generations.

Central Government's vision for housing within an ageing society and in particular for specialist housing describes a future where "strong values of active ageing and inclusion, and a focus on improving well-being will underpin good quality services. Choice and control of services will mean that leisure and learning are as likely to feature as much as good health and care that guarantee ageing in place"<sup>1</sup>

To gain a snapshot of the aspirations of the people of Rotherham a questionnaire was sent to 544 service users, the Older People's Forum and BME day care services (where 1 to 1 interviews were conducted). The response rate for this questionnaire was very encouraging with a total of 251 responses received (46.1% response rate). See Appendix 1 attached.

The headline findings are as follows:

- Staying in the current home was 'very important' to 43.03% of respondents
- Living in accommodation near friends and family was 'very important' to 54% of respondents.
- Accommodation near shops, GPs and public transport was very important to over half of respondents.
- Accommodation which is all on one level was 'very important' or 'important' to nearly three quarters of respondents.
- Accommodation with ground floor access was 'very important' or 'important' to over two thirds of respondents.
- Accommodation with at least one spare bedroom was 'very important' or 'important' to 70% of respondents.
- When deciding on moving to specialist housing the following factors were deemed as the most important:
  - Ground floor access 77%
  - At least 1 spare bedroom 72%
  - A scheme in the community in which you currently live 55%
  - A scheme near family and friends 70%
  - A large Extra Care Housing village with shops, café, pub, gym, well being clinic on site 52%.

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<sup>1</sup> Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society 2008 DoH

- 176 people answered the question “How important are the following services? Community Meals Service” the analysis of the answers given is as follows:
  - Very important 21.0% (37 responses)
  - Quite important 23.9% (42 responses)
  - Not very important 21.6% (38 responses)
  - Not at all important 25.0% (44 responses)
  - Don't know 8.5% (15 responses)

A full report of the feedback received from the questionnaire will be written in April 2009.

The research provides strategic commissioners, planners, directors and providers with the evidence base to form strategic planning activity. The recommendations have been made to inform future revenue and capital investment plans.

### **Recommendation 1**

In view of the growing numbers of older people and the need to promote independence the Council should invest in developing a range of accommodation options. The attached research shows that should the housing stock remain static then specialist housing provision will be out of step with growing demand in Rotherham. It is recommended that a review of its current policy of reducing the supply of sheltered and age restricted housing stock is undertaken. This should be done after extensive consultation has taken place with the people who will eventually live in the homes to ensure we are delivering choice and control. Personalisation of housing lies in the development of choice and control.

### **Recommendation 2**

Although there is still a place for residential and nursing care for people nearing the end of their life, the Council and its partners should offer more choice to people by prioritising future capital investment into Extra Care Housing rather than residential care.

In order to avoid unnecessary admission to residential care at the Residential Care Allocation Panel, other options such as Extra Care Housing should be discussed. Consultation with Rotherham residents indicates that the features Extra Care Housing has to offer such as support, with shops and amenities, safe environment, easy maintenance, spare bedroom, garden maintained were all highly desirable features. High numbers of people indicated they preferred to remain in their own communities. It is recommended that every opportunity should be taken at the point where an individual is being considered for access to residential care – consideration for provision of extra care should be embedded in procedures as a default position.

### **Recommendation 3**

The preferred policy option is for the Council and its partners to invest in the independent living infrastructure including equipment, adaptations and telecare infrastructure to enable independent living for those who can live independently at home. This needs to be targeted at older home owners who comprise of 53.3% of the population.<sup>2</sup> The Council and its partners should increase resources and investment into preventative support and neighbourhood services which enable people to live independently. Preventative technology, housing support, equipment and adaptations designed to assist people remain independent in the community ranked highly amongst respondents in the recent consultation.

The Council and its partners should bring together all commissioning arrangements for accommodation into one place to provide a coherent, consistent and strategic approach to commissioning accommodation, based on the strategic messages contained in an Older Peoples Accommodation Strategy, detailed above to meet current and future need. In particular, communication between social care, the Neighbourhood Investment Service, Health and Supporting People Service needs to be improved to ensure that bids are submitted to obtain the grants available to build specialist accommodation. Strategic support will be vital to ensure that the focus group of partners are brought together in the first instance and to keep the momentum of seeking investment and new partners going.

### **Recommendation 5**

A review of the information available to service users and the general public needs to be carried out in the very near future. Information on the website is difficult to find in the first instance and often out-of-date. Delivering personalised and preventative housing and services requires the right information to be readily available in order for our service users to make the right choices and take control of their lives.

This needs to be addressed in the continuing work related to the developing Housing Strategy to address fair access policy.

### **Recommendation 6**

This piece of research is limited as it does not provide local area analysis of what is required in each area of the Borough. Further work is required to provide the research needed to inform capital investment programmes for these localised issues.

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<sup>2</sup> Rotherham Housing Market Assessment September 2007

8. **Finance**

Each of the recommendations in the The Provision of Accommodation for Older People in Rotherham report will require a comprehensive delivery plan with associated costings to be developed.

9. **Risks and Uncertainties**

Prioritising future capital investment in Extra Care requires considerable time, planning and financial resources. This needs to be taken forward by the neighbourhood investment team in their development briefs for affordable housing, looking for opportunities to remodel services wherever possible.

The increased demand for adaptations will obviously add to budget pressures already being experienced by the adaptations team. Additional funding streams need to be identified to cope with more requests for adaptations. Insufficient allocations for the provision of adaptations will impact on the Council's ability to deliver its mandatory duties, as well as impacting on performance indicators monitored by CQC. Failure to meet these objectives could also impact on the CQC star rating for Adult services although the adaptations indicators are not threshold PAF indicators.

Further extensive research is required in relation to funding opportunities which will support these recommendations.

10. **Policy and Performance Agenda Implications**

This research contributes to:

**LAA Performance Indicator NI 136** – People supported to live independently through social services (all adults)

**LAA Performance Indicator NI141** – Percentage of vulnerable people achieving independent living.

**Alive Stretch Targets** – Older People helped to live at home and people receiving Direct Payments.

Neighbourhoods and Adult Services Strategic Objectives:

- Objective 1: Improved quality of life.
- Objective 3: Making better use of housing assets, improving the range and quality of housing.
- Objective 4: Modernise services in order to maximise independence.
- Objective 6: To improve the services for carers in a way which increases the level of support, resources and employment opportunities given by 2011.

11. **Background Papers and Consultation**

Appendix 1 – ‘Survey of needs and Aspirations of Housing After Retirement’.  
Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in  
an Ageing Society 2008 DoH  
Rotherham Housing Market Assessment September 2007  
Joint Strategic Needs Assessment Adult Services 2008 – 2023  
Rotherham Joint Carers Strategy 2008 – 2011  
RMBC Affordable Warmth Strategy 2007-2010  
Day Care and Outreach in Extra Care Housing, Care Services Improvement  
Partnership 2008

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Appendix 1

Neighbourhoods and Adult Services Directorate

Commissioning and Partnerships

Survey of Needs and Aspirations  
for Housing After Retirement

April 2009

Contact Officer: **Christine Marriott, Policy and Strategy Officer ext 3206**

## Background and Objectives

Over the next 17 years, the population of older people in Rotherham is predicted to increase by 18,000. This represents significant challenges for the Council in balancing the housing requirements of today but also making best use of our current housing assets and coordinating the delivery of future capital programmes from all sectors in a way in which improves the range and quality of housing fit for future generations.

Central Government's vision for housing within an ageing society and in particular for specialist housing describes a future where "strong values of active ageing and inclusion, and a focus on improving well-being will underpin good quality services. Choice and control of services will mean that leisure and learning are as likely to feature as much as good health and care that guarantee ageing in place"<sup>3</sup>

The first phase of consultation took place in February 2009. This took the form of a questionnaire which was circulated to a random sample of 500 people aged over 55 on the Online Housing Management System waiting to be rehoused, the Older People's Forum and BME day care service users.

The questionnaire findings were fed into a research paper which will in turn, form the basis of an Older People's Accommodation Strategy.

## Sampling

A random sample of 500 people aged over 55 waiting to be rehoused on Online Housing Management System, 14 questionnaires were sent to the Older People's Forum and 30 questionnaires were sent to the BME Day Care Centre.

63 people of the 544 (11.6%) sample were of BME background.

## Methodology

A postal methodology was used for the majority of the fieldwork of this questionnaire. Face to face interviews were held at the BME day care centre.

## The Questionnaire

The questionnaire was printed with large black print. A separate covering letter was enclosed with the questionnaire. The letter was personally addressed.

## Reliability of the Data

It should be remembered that only a small sample of the older people population of Rotherham took part in this survey.

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<sup>3</sup> Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society 2008 DoH

## Response Rate

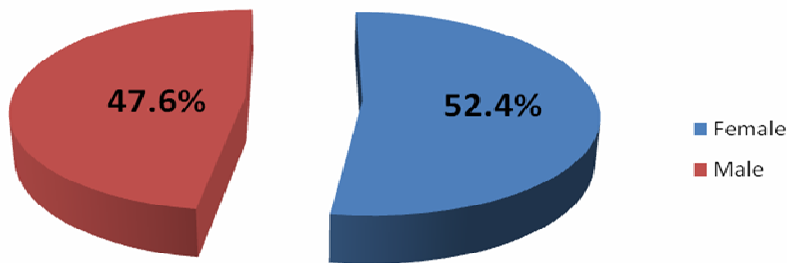
The overall response rate achieved was 46.1% which equates to 251 surveys.

## Confidentiality

Participants in the survey were assured that the survey was completely anonymous and confidential.

## Sample Profile

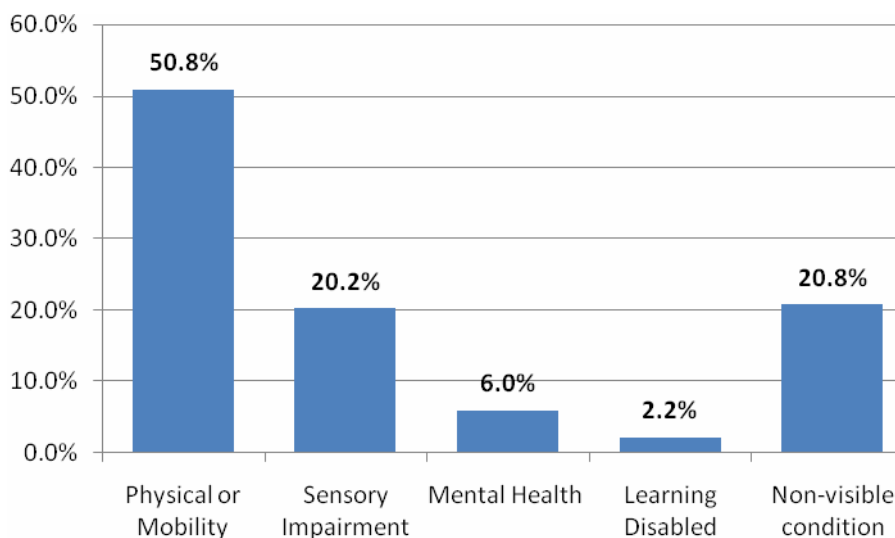
### Gender



Base: 225 respondents

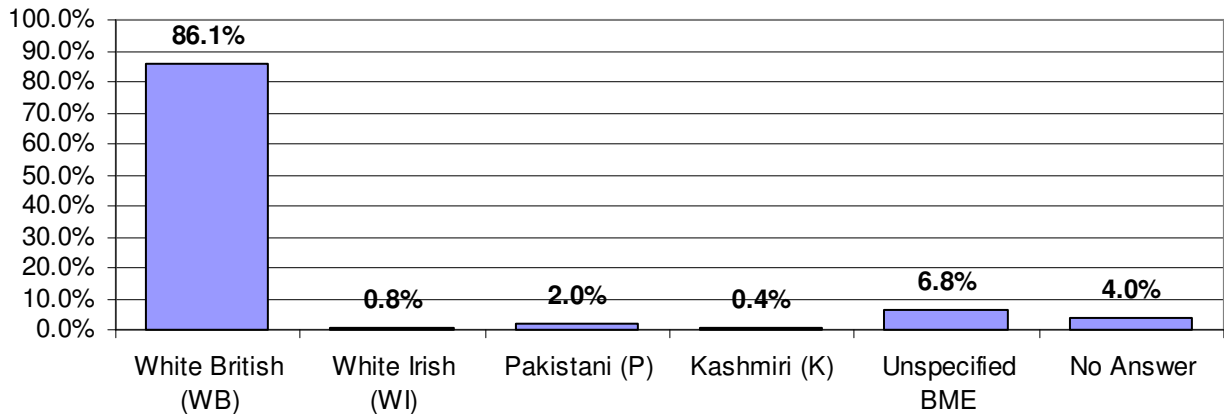
### Disability type of respondents

222 respondents considered themselves to be disabled, 183 of these people categorised their disability as follows:





### Ethnicity of Respondents



## Main Findings

Just over half the respondents to the survey were female. Over three quarters of the respondents were White British (86.1%) with 9.2% from a BME background. The age groups were split evenly.

Over half (59.0%) of the respondents lived with their spouse/partner, a family member or child and rented their current home from Rotherham Metropolitan Borough Council. A quarter of the respondents owned or mortgaged their own, just under 10% rented from a private landlord or RSL.

Just under half of the respondents (43.8%) lived in accommodation with 3 bedrooms with a third living in a property with 2 bedrooms.

## Aspirations for the future

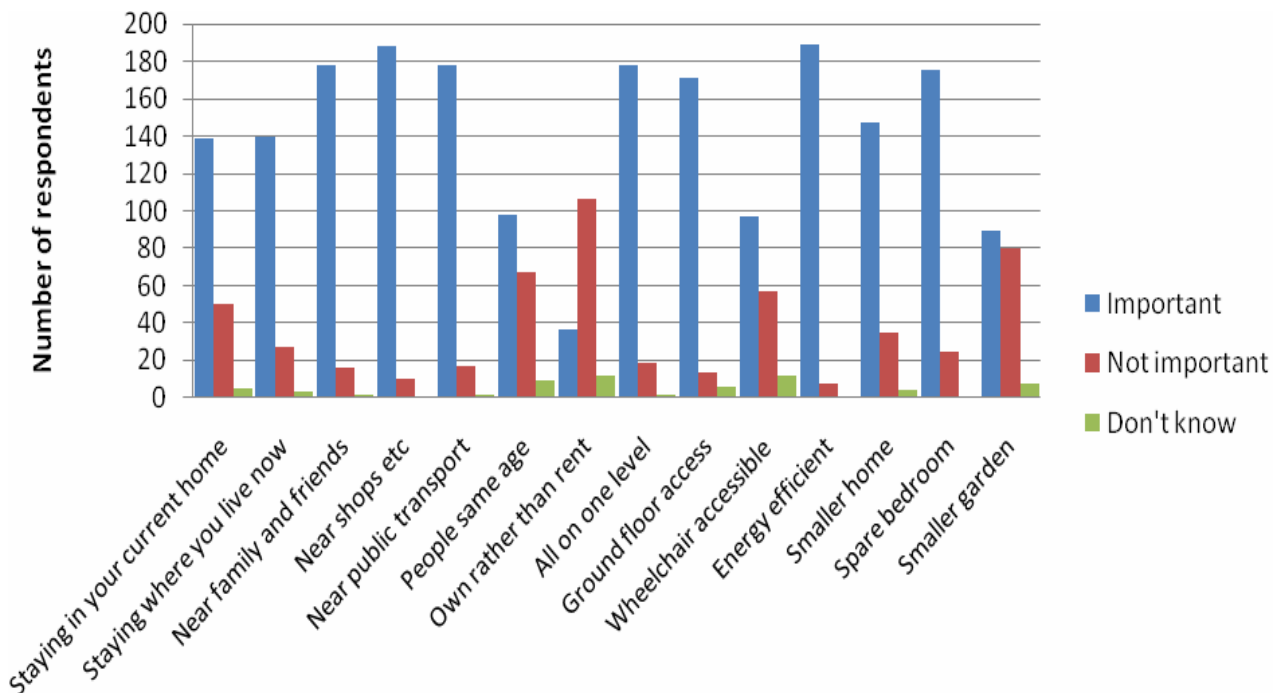
When asked “As you think of the future, how important do you expect the following things will be in determining the type of housing you want” the factors which were felt to be the most important were (ie, the responses ‘very important’ or ‘quite important’ were ticked):

- An energy efficient home which is cheap to heat – 95.4%
- Accommodation near shops and other services (eg, doctor) – 94.5%
- Accommodation near friends and family - 90.8%
- Accommodation within easy access to public transport – 90.4%
- Accommodation with ground floor access – 89.5%
- Accommodation which is all on one level – 89.4%
- Accommodation with at least one spare bedroom - 87.1%
- Accommodation in the community in which you currently live - 82.4%
- A smaller home which is easy to look after – 79.0%
- Staying in your current home - 71.7%
- Accommodation which is wheelchair accessible – 58.5%

Owning rather than renting a home was felt not to be important with 68.4% of respondents ticking the 'not very important' and 'not at all important' boxes, but it is important to remember that the majority of the people who completed the questionnaires already lived in rented accommodation.

Opinions were evenly divided on living in accommodation with a smaller or shared garden with 50.3% feeling it was important and 45.2% who felt it was not important.

As 79% of the respondents stating that they would envisage requiring a smaller home which is easier to look after, it would be safe to assume that if accessible, affordable, energy efficient accommodation in desirable areas was on offer to people aged over 55 a number of 3 bedroom family homes would be released for rental.

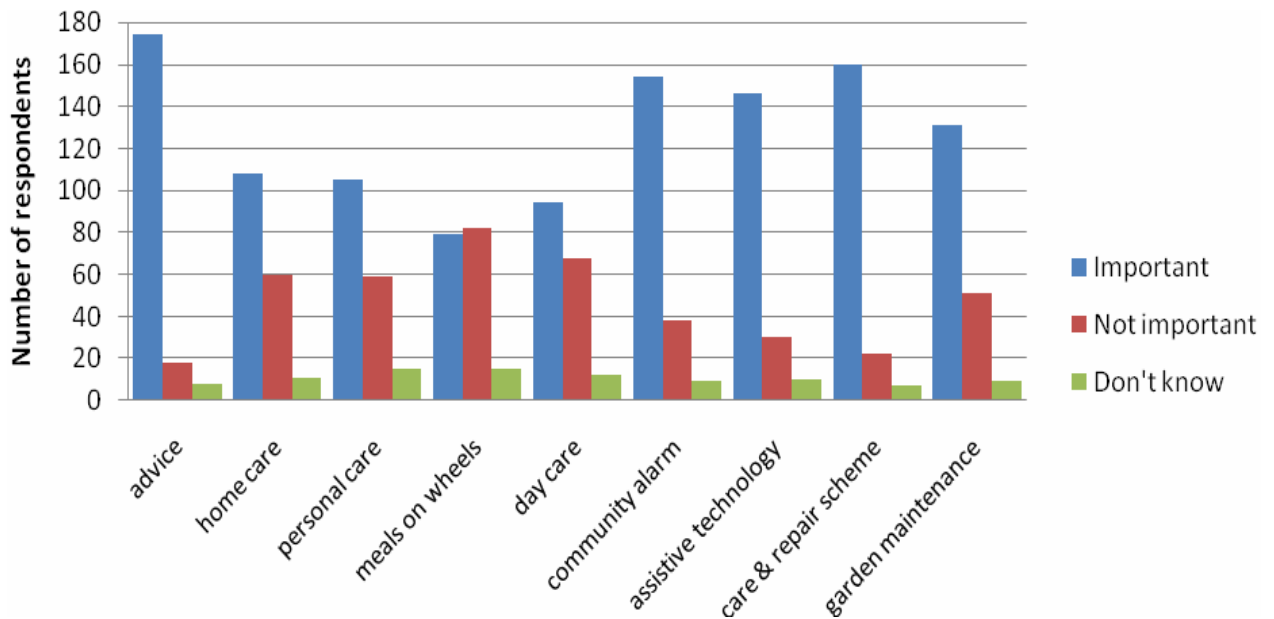


## Services required in the future to remain living at home

When asked "how important do you think the following services will be to enable you to remain living in your own home" the following services were felt to be important ie, the responses 'very important' or 'quite important' were ticked):

- General assistance to help you get advice about benefits or housing repairs – 87.0%
- Care and Repair scheme providing assistance in maintaining homes and obtaining aids and adaptations – 84.6%
- Assistive Technology, ie, fall detectors or bogus caller alarms – 78.5%
- Community alarm service – 76.6%
- A garden maintenance scheme – 68.6%
- Home care – 60.3%
- Personal care (help getting dressed or to have a wash etc) – 58.6%
- Day care – 54.0%

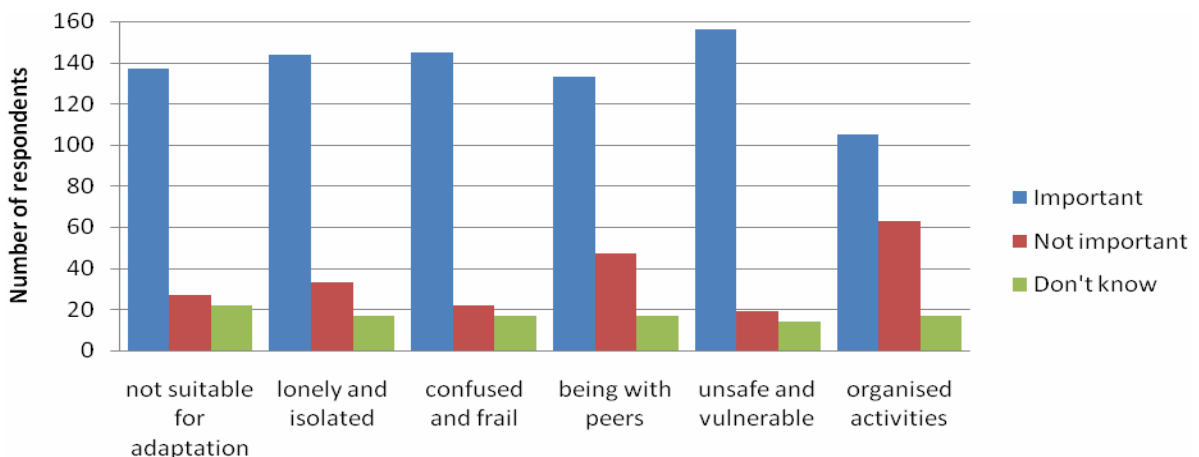
Interestingly, opinions were evenly split between respondents on the community meals service with 44.9% feeling it was important and 46.6% feeling that it was not important (8.5% didn't know how important this would be for them in the future).



### What would make older people consider moving to specialist housing?

The following factors were felt to be important in making an individual move to sheltered or supported housing for older people or Extra Care Housing:

- Feeling unsafe and vulnerable in your own home – 82.5%
- Becoming confused or frail – 78.8%
- Becoming lonely and isolated in current home – 74.3%
- Home not suitable for adaptation to meet care and support needs – 73.6%
- Being in a complex with other people of the same age – 67.5%
- Having organised leisure activities – 56.7%



## What factors would make specialist housing a desirable option?

Respondents were asked to consider how important a list of factors would be in choosing a suitable housing scheme. The outcomes were:

- Property with ground floor access – 92.4%
- A scheme with easy access to public transport – 91.2%
- A scheme near shops, cafes, library etc – 90.7%
- A scheme near your family and friends – 87.0%
- A property with at least one spare bedroom – 86.3%
- Parking space for car and visitor parking – 84.0%
- A scheme in the community in which you currently live – 72.6%
- A large Extra Care Housing village with shops, café, pub, gym well being clinic etc on site – 71.5%
- A scheme with a garden and outside space – 65.6%

The following were not felt to be important:

- Being able to buy the property rather than rent – 64.1% (again, it is important to remember that the majority of the people who completed the questionnaires already lived in rented accommodation).
- A scheme where you had the opportunity to take part in as many or few activities as you wished – 56.4%
- A scheme that caters for your cultural and religious requirements – 56.4%

## Appendix 1

## Tables of responses

Q1

How old are you now?

	n	%
<b>55-59</b>	<b>48</b>	<b>19.1%</b>
<b>60-64</b>	<b>45</b>	<b>17.9%</b>
<b>65-69</b>	<b>35</b>	<b>13.9%</b>
<b>70-74</b>	<b>36</b>	<b>14.3%</b>
<b>75-79</b>	<b>39</b>	<b>15.5%</b>
<b>80 or over</b>	<b>48</b>	<b>19.1%</b>
Total	251	100.0%

Q2

Do you currently live alone?

	n	%
<b>Yes</b>	<b>102</b>	<b>41.0%</b>
<b>No</b>	<b>147</b>	<b>59.0%</b>
Total	249	100.0%

Q3

If you don't live alone, who do you live with?

	n	%
<b>Spouse or partner</b>	<b>113</b>	<b>72.0%</b>
<b>Children</b>	<b>25</b>	<b>15.9%</b>
<b>Another family member</b>	<b>17</b>	<b>10.8%</b>
<b>Non family member</b>	<b>2</b>	<b>1.3%</b>
Total	157	100.0%

Q4

Which of the following best describes where you live at present?

	n	%
<b>Own/mortgage home</b>	<b>62</b>	<b>24.9%</b>
<b>Rent from RMBC</b>	<b>159</b>	<b>63.9%</b>
<b>Rent from Private Landlord</b>	<b>13</b>	<b>5.2%</b>
<b>Rent from Housing Association</b>	<b>11</b>	<b>4.4%</b>
<b>Other</b>	<b>4</b>	<b>1.6%</b>
Total	249	100.0%

Q5

Do you live in any of the following types of special housing?

	n	%
<b>Sheltered Housing</b>	<b>24</b>	<b>9.6%</b>
<b>House Adapted for use by a person with a physical or sensory impairment</b>	<b>24</b>	<b>9.6%</b>
<b>Extra Care Housing</b>	<b>5</b>	<b>2.0%</b>
<b>None of the above</b>	<b>181</b>	<b>72.1%</b>
<b>No Answer</b>	<b>17</b>	<b>6.8%</b>
Total	251	100.0%

Q6

How many bedrooms do you have in your home?

	n	%
<b>Bed-sit</b>	<b>2</b>	<b>0.8%</b>
<b>1 separate bedroom</b>	<b>41</b>	<b>16.3%</b>
<b>2 bedrooms</b>	<b>86</b>	<b>34.3%</b>
<b>3 bedrooms</b>	<b>109</b>	<b>43.4%</b>
<b>4 or more bedrooms</b>	<b>11</b>	<b>4.4%</b>
<b>No Answer</b>	<b>2</b>	<b>0.8%</b>
Total	251	100.0%

Q7a

How important are the following things? Staying in your current home

	n	%
<b>Very Important</b>	<b>108</b>	<b>55.7%</b>
<b>Quite Important</b>	<b>31</b>	<b>16.0%</b>
<b>Not Very Important</b>	<b>24</b>	<b>12.4%</b>
<b>Not At All Important</b>	<b>26</b>	<b>13.4%</b>
<b>Don't Know</b>	<b>5</b>	<b>2.6%</b>
Total	194	100.0%

Q7b

How important are the following things? Accommodation in the community in which you currently live

	n	%
<b>Very Important</b>	<b>89</b>	<b>52.4%</b>
<b>Quite Important</b>	<b>51</b>	<b>30.0%</b>
<b>Not Very Important</b>	<b>18</b>	<b>10.6%</b>
<b>Not At All Important</b>	<b>9</b>	<b>5.3%</b>
<b>Don't Know</b>	<b>3</b>	<b>1.8%</b>
Total	170	100.0%

Q7c

How important are the following things? Accommodation near friends and family

	n	%
<b>Very Important</b>	<b>135</b>	<b>68.9%</b>
<b>Quite Important</b>	<b>43</b>	<b>21.9%</b>
<b>Not Very Important</b>	<b>14</b>	<b>7.1%</b>
<b>Not At All Important</b>	<b>2</b>	<b>1.0%</b>
<b>Don't Know</b>	<b>2</b>	<b>1.0%</b>
Total	196	100.0%

Q7d

How important are the following things? Accommodation near shops and other services eg doctor

	n	%
<b>Very Important</b>	<b>144</b>	<b>72.4%</b>
<b>Quite Important</b>	<b>44</b>	<b>22.1%</b>
<b>Not Very Important</b>	<b>9</b>	<b>4.5%</b>
<b>Not At All Important</b>	<b>1</b>	<b>0.5%</b>
<b>Don't Know</b>	<b>1</b>	<b>0.5%</b>
Total	199	100.0%

Q7e

How important are the following things? Accommodation within easy access to public transport

	n	%
<b>Very Important</b>	<b>140</b>	<b>71.1%</b>
<b>Quite Important</b>	<b>38</b>	<b>19.3%</b>
<b>Not Very Important</b>	<b>14</b>	<b>7.1%</b>
<b>Not At All Important</b>	<b>3</b>	<b>1.5%</b>
<b>Don't Know</b>	<b>2</b>	<b>1.0%</b>
Total	197	100.0%

Q7f

How important are the following things? Accommodation in a complex of flats with people same age

	n	%
<b>Very Important</b>	<b>47</b>	<b>27.0%</b>
<b>Quite Important</b>	<b>51</b>	<b>29.3%</b>
<b>Not Very Important</b>	<b>43</b>	<b>24.7%</b>
<b>Not At All Important</b>	<b>24</b>	<b>13.8%</b>
<b>Don't Know</b>	<b>9</b>	<b>5.2%</b>
Total	174	100.0%

Q7g

How important are the following things? Accommodation which you own rather than rent

	n	%
<b>Very Important</b>	<b>19</b>	<b>12.3%</b>
<b>Quite Important</b>	<b>18</b>	<b>11.6%</b>
<b>Not Very Important</b>	<b>33</b>	<b>21.3%</b>
<b>Not At All Important</b>	<b>73</b>	<b>47.1%</b>
<b>Don't Know</b>	<b>12</b>	<b>7.7%</b>
Total	155	100.0%

Q7h

How important are the following things? Accommodation which is all on one level

	n	%
<b>Very Important</b>	<b>138</b>	<b>69.3%</b>
<b>Quite Important</b>	<b>40</b>	<b>20.1%</b>
<b>Not Very Important</b>	<b>9</b>	<b>4.5%</b>
<b>Not At All Important</b>	<b>10</b>	<b>5.0%</b>
<b>Don't Know</b>	<b>2</b>	<b>1.0%</b>
Total	199	100.0%

Q7i

How important are the following things? Accommodation with ground floor access

	n	%
<b>Very Important</b>	<b>133</b>	<b>69.6%</b>
<b>Quite Important</b>	<b>38</b>	<b>19.9%</b>
<b>Not Very Important</b>	<b>6</b>	<b>3.1%</b>
<b>Not At All Important</b>	<b>8</b>	<b>4.2%</b>
<b>Don't Know</b>	<b>6</b>	<b>3.1%</b>
Total	191	100.0%

Q7j

How important are the following things? Accommodation which is wheelchair accessible

	n	%
<b>Very Important</b>	<b>64</b>	<b>38.6%</b>
<b>Quite Important</b>	<b>33</b>	<b>19.9%</b>
<b>Not Very Important</b>	<b>33</b>	<b>19.9%</b>
<b>Not At All Important</b>	<b>24</b>	<b>14.5%</b>
<b>Don't Know</b>	<b>12</b>	<b>7.2%</b>
Total	166	100.0%

Q7k

How important are the following things? An energy efficient home which is cheap to heat

	n	%
<b>Very Important</b>	<b>165</b>	<b>83.3%</b>
<b>Quite Important</b>	<b>24</b>	<b>12.1%</b>
<b>Not Very Important</b>	<b>6</b>	<b>3.0%</b>
<b>Not At All Important</b>	<b>2</b>	<b>1.0%</b>
<b>Don't Know</b>	<b>1</b>	<b>0.5%</b>
Total	198	100.0%

Q7k

How important are the following things? A smaller home which is easy to look after

	n	%
<b>Very Important</b>	<b>106</b>	<b>57.0%</b>
<b>Quite Important</b>	<b>41</b>	<b>22.0%</b>
<b>Not Very Important</b>	<b>19</b>	<b>10.2%</b>
<b>Not At All Important</b>	<b>16</b>	<b>8.6%</b>
<b>Don't Know</b>	<b>4</b>	<b>2.2%</b>
Total	186	100.0%

Q7l

How important are the following things? Accommodation with at least one spare bedroom

	n	%
<b>Very Important</b>	<b>135</b>	<b>67.2%</b>
<b>Quite Important</b>	<b>40</b>	<b>19.9%</b>
<b>Not Very Important</b>	<b>18</b>	<b>9.0%</b>
<b>Not At All Important</b>	<b>7</b>	<b>3.5%</b>
<b>Don't Know</b>	<b>1</b>	<b>0.5%</b>
Total	201	100.0%

Q7m

How important are the following things? Accommodation with a smaller or shared garden

	n	%
<b>Very Important</b>	<b>49</b>	<b>27.7%</b>
<b>Quite Important</b>	<b>40</b>	<b>22.6%</b>
<b>Not Very Important</b>	<b>43</b>	<b>24.3%</b>
<b>Not At All Important</b>	<b>37</b>	<b>20.9%</b>
<b>Don't Know</b>	<b>8</b>	<b>4.5%</b>
Total	177	100.0%



Q8a

How important are the following services?

General assistance to help you get advice about benefits or housing repairs

	n	%
<b>Very Important</b>	<b>124</b>	<b>62.0%</b>
<b>Quite Important</b>	<b>50</b>	<b>25.0%</b>
<b>Not Very Important</b>	<b>9</b>	<b>4.5%</b>
<b>Not At All Important</b>	<b>9</b>	<b>4.5%</b>
<b>Don't Know</b>	<b>8</b>	<b>4.0%</b>
Total	200	100.0%

Q8b

How important are the following services? Home Care

	n	%
<b>Very Important</b>	<b>62</b>	<b>34.6%</b>
<b>Quite Important</b>	<b>46</b>	<b>25.7%</b>
<b>Not Very Important</b>	<b>40</b>	<b>22.3%</b>
<b>Not At All Important</b>	<b>20</b>	<b>11.2%</b>
<b>Don't Know</b>	<b>11</b>	<b>6.1%</b>
Total	179	100.0%

Q8c

How important are the following services? Personal Care

	n	%
<b>Very Important</b>	<b>62</b>	<b>34.6%</b>
<b>Quite Important</b>	<b>43</b>	<b>24.0%</b>
<b>Not Very Important</b>	<b>32</b>	<b>17.9%</b>
<b>Not At All Important</b>	<b>27</b>	<b>15.1%</b>
<b>Don't Know</b>	<b>15</b>	<b>8.4%</b>
Total	179	100.0%

Q8d

How important are the following services? Community Meals Service

	n	%
<b>Very Important</b>	<b>37</b>	<b>21.0%</b>
<b>Quite Important</b>	<b>42</b>	<b>23.9%</b>
<b>Not Very Important</b>	<b>38</b>	<b>21.6%</b>
<b>Not At All Important</b>	<b>44</b>	<b>25.0%</b>
<b>Don't Know</b>	<b>15</b>	<b>8.5%</b>
Total	176	100.0%

Q8d

How important are the following services? Day care services

	n	%
<b>Very Important</b>	<b>44</b>	<b>25.3%</b>
<b>Quite Important</b>	<b>50</b>	<b>28.7%</b>
<b>Not Very Important</b>	<b>28</b>	<b>16.1%</b>
<b>Not At All Important</b>	<b>40</b>	<b>23.0%</b>
<b>Don't Know</b>	<b>12</b>	<b>6.9%</b>
Total	174	100.0%

Q8e

How important are the following services? Community Alarm

	n	%
<b>Very Important</b>	<b>113</b>	<b>56.2%</b>
<b>Quite Important</b>	<b>41</b>	<b>20.4%</b>
<b>Not Very Important</b>	<b>20</b>	<b>10.0%</b>
<b>Not At All Important</b>	<b>18</b>	<b>9.0%</b>
<b>Don't Know</b>	<b>9</b>	<b>4.5%</b>
Total	201	100.0%

Q8f

How important are the following services? Assistive Technology

	n	%
<b>Very Important</b>	<b>103</b>	<b>55.4%</b>
<b>Quite Important</b>	<b>43</b>	<b>23.1%</b>
<b>Not Very Important</b>	<b>15</b>	<b>8.1%</b>
<b>Not At All Important</b>	<b>15</b>	<b>8.1%</b>
<b>Don't Know</b>	<b>10</b>	<b>5.4%</b>
Total	186	100.0%

Q8g

How important are the following services? Care and repair scheme

	n	%
<b>Very Important</b>	<b>115</b>	<b>60.8%</b>
<b>Quite Important</b>	<b>45</b>	<b>23.8%</b>
<b>Not Very Important</b>	<b>11</b>	<b>5.8%</b>
<b>Not At All Important</b>	<b>11</b>	<b>5.8%</b>
<b>Don't Know</b>	<b>7</b>	<b>3.7%</b>
Total	189	100.0%

Q8h

How important are the following services? Garden maintenance scheme

	n	%
<b>Very Important</b>	<b>83</b>	<b>43.5%</b>
<b>Quite Important</b>	<b>48</b>	<b>25.1%</b>
<b>Not Very Important</b>	<b>27</b>	<b>14.1%</b>
<b>Not At All Important</b>	<b>24</b>	<b>12.6%</b>
<b>Don't Know</b>	<b>9</b>	<b>4.7%</b>
Total	191	100.0%

Q9a

How important are the following factors in considering sheltered housing or Extra Care Housing?

<b>Your home is not suitable for adaptation to meet your needs</b>	n	%
<b>Very Important</b>	<b>89</b>	<b>47.8%</b>
<b>Quite Important</b>	<b>48</b>	<b>25.8%</b>
<b>Not Very Important</b>	<b>14</b>	<b>7.5%</b>
<b>Not At All Important</b>	<b>13</b>	<b>7.0%</b>
<b>Don't Know</b>	<b>22</b>	<b>11.8%</b>
Total	186	100.0%

Q9b

How important are the following factors in considering sheltered housing or Extra Care Housing?

<b>Becoming lonely and isolated in your own home</b>	<b>n</b>	<b>%</b>
<b>Very Important</b>	<b>88</b>	<b>45.4%</b>
<b>Quite Important</b>	<b>56</b>	<b>28.9%</b>
<b>Not Very Important</b>	<b>19</b>	<b>9.8%</b>
<b>Not At All Important</b>	<b>14</b>	<b>7.2%</b>
<b>Don't Know</b>	<b>17</b>	<b>8.8%</b>
Total	194	100.0%

Q9c

How important are the following factors in considering sheltered housing or Extra Care Housing?

<b>Becoming confused or frail</b>	<b>n</b>	<b>%</b>
<b>Very Important</b>	<b>100</b>	<b>54.3%</b>
<b>Quite Important</b>	<b>45</b>	<b>24.5%</b>
<b>Not Very Important</b>	<b>7</b>	<b>3.8%</b>
<b>Not At All Important</b>	<b>15</b>	<b>8.2%</b>
<b>Don't Know</b>	<b>17</b>	<b>9.2%</b>
Total	184	100.0%

Q9d

How important are the following factors in considering sheltered housing or Extra Care Housing?

<b>Being in a complex with other people of the same age</b>	<b>n</b>	<b>%</b>
<b>Very Important</b>	<b>75</b>	<b>38.1%</b>
<b>Quite Important</b>	<b>58</b>	<b>29.4%</b>
<b>Not Very Important</b>	<b>30</b>	<b>15.2%</b>
<b>Not At All Important</b>	<b>17</b>	<b>8.6%</b>
<b>Don't Know</b>	<b>17</b>	<b>8.6%</b>
Total	197	100.0%

Q9e

How important are the following factors in considering sheltered housing or Extra Care Housing?

<b>Feeling unsafe and vulnerable in your own home</b>	<b>n</b>	<b>%</b>
<b>Very Important</b>	<b>101</b>	<b>53.4%</b>
<b>Quite Important</b>	<b>55</b>	<b>29.1%</b>
<b>Not Very Important</b>	<b>9</b>	<b>4.8%</b>
<b>Not At All Important</b>	<b>10</b>	<b>5.3%</b>
<b>Don't Know</b>	<b>14</b>	<b>7.4%</b>
Total	189	100.0%

Q9f

How important are the following factors in considering sheltered housing or Extra Care Housing?

<b>Having organised leisure activities</b>	<b>n</b>	<b>%</b>
<b>Very Important</b>	<b>60</b>	<b>32.4%</b>
<b>Quite Important</b>	<b>45</b>	<b>24.3%</b>
<b>Not Very Important</b>	<b>33</b>	<b>17.8%</b>
<b>Not At All Important</b>	<b>30</b>	<b>16.2%</b>
<b>Don't Know</b>	<b>17</b>	<b>9.2%</b>
Total	185	100.0%

Q10a

If you decided to move to specialist housing, how important are the following factors?

Being able to buy the property rather than rent

	n	%
<b>Very Important</b>	<b>20</b>	<b>11.8%</b>
<b>Quite Important</b>	<b>9</b>	<b>5.3%</b>
<b>Not Very Important</b>	<b>34</b>	<b>20.0%</b>
<b>Not At All Important</b>	<b>92</b>	<b>54.1%</b>
<b>Don't Know</b>	<b>15</b>	<b>8.8%</b>
Total	170	100.0%

Q10b

If you decided to move to specialist housing, how important are the following factors?

A property with ground floor access

	n	%
<b>Very Important</b>	<b>161</b>	<b>76.7%</b>
<b>Quite Important</b>	<b>33</b>	<b>15.7%</b>
<b>Not Very Important</b>	<b>7</b>	<b>3.3%</b>
<b>Not At All Important</b>	<b>6</b>	<b>2.9%</b>
<b>Don't Know</b>	<b>3</b>	<b>1.4%</b>
Total	210	100.0%

Q10c

If you decided to move to specialist housing, how important are the following factors?

A property with at least one spare bedroom

	n	%
<b>Very Important</b>	<b>146</b>	<b>69.2%</b>
<b>Quite Important</b>	<b>36</b>	<b>17.1%</b>
<b>Not Very Important</b>	<b>16</b>	<b>7.6%</b>
<b>Not At All Important</b>	<b>12</b>	<b>5.7%</b>
<b>Don't Know</b>	<b>1</b>	<b>0.5%</b>
Total	211	100.0%

Q10d

If you decided to move to specialist housing, how important are the following factors?

A scheme in the community in which you currently live

	n	%
<b>Very Important</b>	<b>95</b>	<b>50.0%</b>
<b>Quite Important</b>	<b>43</b>	<b>22.6%</b>
<b>Not Very Important</b>	<b>28</b>	<b>14.7%</b>
<b>Not At All Important</b>	<b>20</b>	<b>10.5%</b>
<b>Don't Know</b>	<b>4</b>	<b>2.1%</b>
Total	190	100.0%

Q10e

If you decided to move to specialist housing, how important are the following factors?

**A scheme near friends and family**

	n	%
<b>Very Important</b>	<b>125</b>	<b>62.5%</b>
<b>Quite Important</b>	<b>49</b>	<b>24.5%</b>
<b>Not Very Important</b>	<b>16</b>	<b>8.0%</b>
<b>Not At All Important</b>	<b>8</b>	<b>4.0%</b>
<b>Don't Know</b>	<b>2</b>	<b>1.0%</b>
Total	200	100.0%

Q10f

If you decided to move to specialist housing, how important are the following factors?

A scheme with a garden and outside space	n	%
<b>Very Important</b>	<b>75</b>	<b>39.7%</b>
<b>Quite Important</b>	<b>49</b>	<b>25.9%</b>
<b>Not Very Important</b>	<b>33</b>	<b>17.5%</b>
<b>Not At All Important</b>	<b>28</b>	<b>14.8%</b>
<b>Don't Know</b>	<b>4</b>	<b>2.1%</b>
Total	189	100.0%

Q10g

If you decided to move to specialist housing, how important are the following factors?

Parking space for car and visitors	n	%
<b>Very Important</b>	<b>108</b>	<b>53.7%</b>
<b>Quite Important</b>	<b>61</b>	<b>30.3%</b>
<b>Not Very Important</b>	<b>20</b>	<b>10.0%</b>
<b>Not At All Important</b>	<b>10</b>	<b>5.0%</b>
<b>Don't Know</b>	<b>2</b>	<b>1.0%</b>
Total	201	100.0%

Q10h

If you decided to move to specialist housing, how important are the following factors?

A scheme with easy access to public transport	n	%
<b>Very Important</b>	<b>145</b>	<b>70.7%</b>
<b>Quite Important</b>	<b>42</b>	<b>20.5%</b>
<b>Not Very Important</b>	<b>7</b>	<b>3.4%</b>
<b>Not At All Important</b>	<b>8</b>	<b>3.9%</b>
<b>Don't Know</b>	<b>3</b>	<b>1.5%</b>
Total	205	100.0%

Q10i

If you decided to move to specialist housing, how important are the following factors?

A scheme near shops, cafés, libraries, etc.	n	%
<b>Very Important</b>	<b>139</b>	<b>68.5%</b>
<b>Quite Important</b>	<b>45</b>	<b>22.2%</b>
<b>Not Very Important</b>	<b>7</b>	<b>3.4%</b>
<b>Not At All Important</b>	<b>8</b>	<b>3.9%</b>
<b>Don't Know</b>	<b>4</b>	<b>2.0%</b>
Total	203	100.0%

Q10j

If you decided to move to specialist housing, how important are the following factors?

A large Extra Care Housing village with shops, café, pub, gym, wellbeing clinic on site	n	%
<b>Very Important</b>	<b>76</b>	<b>41.8%</b>
<b>Quite Important</b>	<b>54</b>	<b>29.7%</b>
<b>Not Very Important</b>	<b>25</b>	<b>13.7%</b>
<b>Not At All Important</b>	<b>21</b>	<b>11.5%</b>
<b>Don't Know</b>	<b>6</b>	<b>3.3%</b>
Total	182	100.0%

Q10k

If you decided to move to specialist housing, how important are the following factors?

A scheme where you had the opportunity to take part in as many or as few activities as you wished

	n	%
<b>Very Important</b>	<b>32</b>	<b>12.7%</b>
<b>Quite Important</b>	<b>38</b>	<b>15.1%</b>
<b>Not Very Important</b>	<b>53</b>	<b>21.1%</b>
<b>Not At All Important</b>	<b>48</b>	<b>19.1%</b>
<b>Don't Know</b>	<b>8</b>	<b>3.2%</b>
<b>No Answer</b>	<b>72</b>	<b>28.7%</b>
Total	251	100.0%

Q10l

If you decided to move to specialist housing, how important are the following factors?

A scheme that catered for your cultural and religious requirements

	n	%
<b>Very Important</b>	<b>32</b>	<b>17.9%</b>
<b>Quite Important</b>	<b>38</b>	<b>21.2%</b>
<b>Not Very Important</b>	<b>53</b>	<b>29.6%</b>
<b>Not At All Important</b>	<b>48</b>	<b>26.8%</b>
<b>Don't Know</b>	<b>8</b>	<b>4.5%</b>
Total	179	100.0%

Gender	n	%
<b>Female</b>	<b>118</b>	<b>47.0%</b>
<b>Male</b>	<b>107</b>	<b>42.6%</b>
<b>No Answer</b>	<b>26</b>	<b>10.4%</b>
Total	251	100.0%

Do you consider yourself to be disabled?	n	%
<b>Yes</b>	<b>136</b>	<b>54.2%</b>
<b>No</b>	<b>86</b>	<b>34.3%</b>
<b>No answer</b>	<b>29</b>	<b>11.6%</b>
Total	251	100.0%

What is your disability?	n	%
<b>Physical or Mobility</b>	<b>93</b>	<b>50.8%</b>
<b>Sensory Impairment</b>	<b>37</b>	<b>20.2%</b>
<b>Mental Health</b>	<b>11</b>	<b>6.0%</b>
<b>Learning Disabled</b>	<b>4</b>	<b>2.2%</b>
<b>Non-visible condition</b>	<b>38</b>	<b>20.8%</b>
Total	<b>183</b>	<b>100.0%</b>

Age	n	%
<b>50-59</b>	<b>46</b>	<b>18.3%</b>
<b>60-69</b>	<b>79</b>	<b>31.5%</b>
<b>70-79</b>	<b>72</b>	<b>28.7%</b>
<b>80-89</b>	<b>32</b>	<b>12.7%</b>
<b>90+</b>	<b>2</b>	<b>0.8%</b>
<b>No Answer</b>	<b>20</b>	<b>8.0%</b>
Total	251	100.0%

**Rotherham Metropolitan Borough Council  
Neighbourhoods and Adult Services Directorate  
Commissioning and Partnerships  
Policy and Strategy Team**

**The Provision of Accommodation  
for Older People in Rotherham**

*Draft Version*

Christine Marriott  
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Commissioning and Partnerships  
Neighbourhoods and Adult Services  
March 2009





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**Appendix A** Copy of consultation questionnaire and responses

**Appendix B** Report of findings from Survey of Needs and Aspirations for Housing After Retirement

## Executive Summary

This research document highlights the growing accommodation needs of the ageing population in Rotherham. It dovetails with the Council's wider modernisation, personalisation and preventative plans for adult social care as well as the Housing and Supporting People strategies. This research has not considered the wider support and care services required to enable someone to remain at home as this work is already being developed elsewhere. Therefore, this research document should be read alongside these plans. This paper covers the councils strategic and enabling role so, therefore, considers all tenures not just council housing.

Sheltered Housing and Extra Care Housing can be accessed by people aged over 55 years old but for the purpose of reading this document it should be made clear that older people are people aged over 65 years.

Over the next 17 years the population of older people in Rotherham is predicted to increase by 18,000. This represents significant challenges for the Council in balancing the housing requirements of today but also making best use of our current housing assets and coordinating the delivery of future capital programmes from all sectors in a way in which improves the range and quality of housing fit for future generations.

Central Government's vision for housing within an ageing society and in particular for specialist housing describes a future where "strong values of active ageing and inclusion, and a focus on improving well-being will underpin good quality services. Choice and control of services will mean that leisure and learning are as likely to feature as much as good health and care that guarantee ageing in place"<sup>1</sup>

To gain a snapshot of the aspirations of the people of Rotherham a questionnaire was sent to 544 service users, the Older People's Forum and BME day care services (where 1 to 1 interviews were conducted). The response rate for this questionnaire was very encouraging with a total of 251 responses received (46.1% response rate). The feedback from this questionnaire can be found throughout this paper and as an appendix.

The research provides strategic commissioners, planners, directors and providers with the evidence base to form strategic planning activity. The recommendations have been made to inform future revenue and capital investment plans.

The high level strategic messages arising from this research are as follows:

### Recommendation 1

The Council should invest in developing a range of accommodation options for older people and, taking this into account, review its current policy of reducing the supply of sheltered and age restricted housing stock. This should be done after extensive consultation has taken place with the people who will eventually live in the homes to ensure we are delivering choice and control. Personalisation of housing lies in the development of choice and control.

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<sup>1</sup> Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society 2008 DoH

## **Recommendation 2**

Although there is still a place for residential and nursing care for people nearing the end of their life, the Council and its partners should offer more choice to people by prioritising future capital investment into Extra Care Housing rather than residential care.

## **Recommendation 3**

Following on from recommendation 2, during a review of Extra Care Housing in 2008, it was evident that there is no clear policy on whether Extra Care Housing will offer an individual a 'home for life' with the necessary care being available when a service user reaches the end of their life or whether the service user will need to leave Extra Care for placement into a residential/nursing care home if care needs becomes too complex or costly. Clear guidelines need to be drawn up, perhaps in the form of a care pathway flowchart.

## **Recommendation 4**

The preferred policy option is for the Council and its partners to invest in the independent living infrastructure including equipment, adaptations, equipment and telecare infrastructure to enable independent living for those who can live independently at home. This needs to be targeted at older home owners who comprise of 53.3% of the population.<sup>2</sup> The Council and its partners should increase resources and investment into preventative support and neighbourhood services which enable people to live independently. The Council and its partners should bring together all commissioning arrangements for accommodation into one place to provide a coherent, consistent and strategic approach to commissioning accommodation, based on the strategic messages, detailed above to meet current and future need. In particular, communication between social care, the Neighbourhood Investment Team and Supporting People needs to be improved to ensure that bids are submitted to obtain the grants available to build specialist accommodation and maximise opportunities for funding.

## **Recommendation 5**

A review of the information available to service users and the general public needs to be carried out in the very near future. Information on the website is difficult to find in the first instance and often out-of-date. Delivering personalised and preventative housing and services requires the right information to be readily available in order for our service users to make the right choices and take control of their lives.

## **Recommendation 6**

This piece of research is limited as it does not provide local area analysis of what is required in each area of the Borough. Further work is required to provide the research needed to inform capital investment programmes for these localised issues.

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<sup>2</sup> Rotherham Housing Market Assessment September 2007

This research contributes to Neighbourhoods and Adult Services Service Plan 2008/11 Objective 3 “making better use of housing assets, improving the range and quality of housing” and contributes to the Social Care Outcomes Framework Outcome 1 “Improved Quality of Life”.

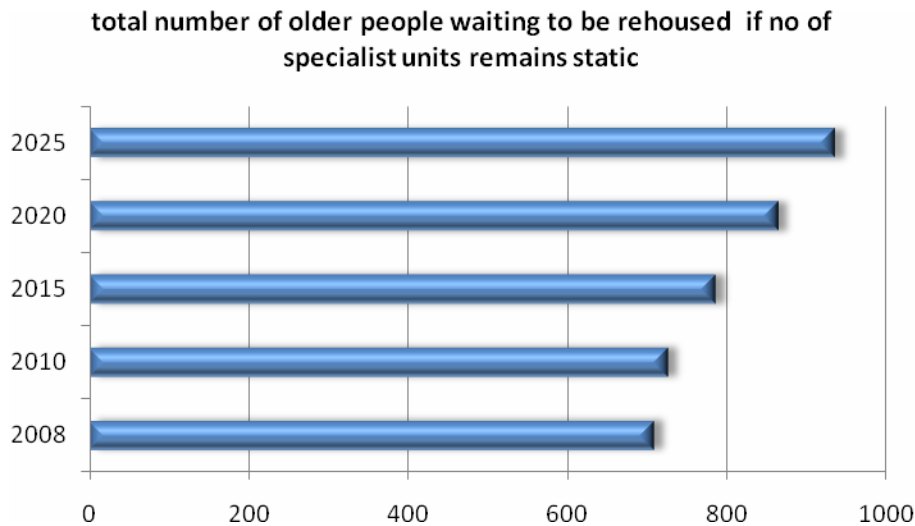
## 1 Why do we need Older People's Accommodation?

- 1.1 Rotherham has a growing population of people aged over 65. Within this group is a rising number of people with a limiting long term illness, people with dementia and their carers. The Directorate of Neighbourhoods and Adult Services (NAS) need to be proactive and take a preventative approach to housing, support and care needs in order to ensure that the demand for costly hospital admissions and subsequent packages of social care is avoided as far as possible.
- 1.2 The increase in the number of older people in the population means that there is likely to be an increase in age-related illnesses. Dementia, arthritis, vision and hearing problems and diabetes are some of the chronic illnesses that are on the increase as Rotherham's population ages. Other health related issues such as increased accidents and falls is also linked to older age.
- 1.3 National policy, as outlined in section 2, is setting the direction in which Local Authorities need to travel in order to provide high quality, affordable and accessible housing for people aged over 65. The Council needs to provide homes where a person can maintain a level of independence and not feel isolated from the rest of society and be an active member of the community. Extra Care Housing schemes provide a focus for integrated working to meet housing, health and social care needs.
- 1.4 Specialist accommodation for older people, such as Extra Care Housing, has been proven to increase independence levels of older people who had previously struggled to cope with day to day activities when placed in inappropriate housing.
- 1.5 We need to ensure that we are able to deliver appropriate services to our diverse Black and Minority Ethnic (BME) population.
- 1.6 National research and the findings of the questionnaire circulated to accompany this paper, shows that older people want to live in their own homes for as long as possible. Our aim should be to enable people to continue to live as independently as possible in their own home with appropriate support and care provided as and when necessary. However, where an individual is not able to stay in their own home we should ensure that there is choice and access to high quality, affordable specialist housing accommodation. This can be done by the provision of telecare, equipment and adaptations with community based support if the service user's home is suitable for adaptation. If not, a range of housing options should be available including adapted bungalows or apartments or Extra Care Housing.
- 1.7 The costs for residential and nursing care for older people in Rotherham were £19,217,963 for 2008/09. There are approximately 1,767 people placed in residential care of which 1,200 are older people, 567 people have a learning disability or mental health problem.

The average cost of residential care for older people is £15,883 per person per year. There is a predicted increase of 14% forecast by 2014 and 23% by 2018. This additional service cost to maintain current service levels would be £4.4 million

in real terms by 2018.<sup>3</sup> From this information it is possible to say that, on average, it costs £305.44 per person per week to care for an older person in a residential care home. This is almost double the cost of an average of £166.48 per person per week to care for an older person in an Extra Care Housing scheme (this sum includes rent, service charge, support and care charge). It would, therefore, be a better use of resources to invest in Extra Care Housing rather than residential care. We know this from patterns of demand, from benchmarking with the best and DoH policy directives. This represents a shift in strategic thinking and priorities for future capital programmes.

- 1.8 We know that we have an ageing population and that we also have a waiting list for Sheltered Housing, Aged Persons accommodation and Extra Care Housing (currently just under 1% of the population). If Rotherham Metropolitan Borough Council maintains the current level of specialist accommodation for older people then the demand will continue to increase as the graph below demonstrates.



If RMBC continue to disinvest in older peoples housing stock the waiting list will continue to rise. The implications of poor quality, inappropriate housing on an individuals health and well being will be detrimental which will result in an increased demand on social and health care services.

<sup>3</sup> Joint Strategic Needs Assessment Adult Services 2008 - 2023

## 2. National Policy Drivers

- 2.1 **National Service Framework for Older People (March 2001)** – which highlights the need to:
- Develop services which support independence
  - Help older people to stay healthy and active
  - Provide person-centred care
  - Fitting services around people’s needs
  - Reduce the number of falls which result in serious injury promote good mental health in older people and to treat and support those older people with dementia and depression
- 2.2 **Our Health, Our Care, Our Say: a new direction for community services (January 2006)** This White Paper sets out the vision to provide high quality support meeting people’s needs and aspirations for independence, control over their lives, making services flexible and responsive to individual needs. It aims to put people in control of their own lives with the emphasis on prevention. The White Paper aims to achieve four main goals:
- Better prevention services with earlier intervention
  - To give “more choice and a louder voice” to individuals and communities
  - To do more on tackling inequalities and improving access to community services
  - To provide more support for people with long-term needs
- 2.3 **Living Well With Dementia: A National Dementia Strategy (February 2009)** This strategy addresses three key themes of raising awareness, early diagnosis and intervention and improving the quality of care which includes access to supported housing that is inclusive of people with dementia. Commissioners will need to consider investing in new models of supported housing (such as extra care) and in assistive technology that takes full account of the needs of people with dementia.
- 2.4 **Lifetime Homes, Lifetime Neighbourhoods, a National Strategy for Housing in an Ageing Society (February 2008)** This document highlights the need for a National Strategy for Housing in an Ageing Society. The strategy’s aims include boosting preventative housing services, and “outlining a new positive vision for specialised housing as somewhere older people will aspire to live in later life”.
- 2.5 **Putting People First, A shared vision and commitment to the transformation of adult social care (Dec 2007)** States that we should seek to ensure older people, people with chronic illnesses and people with mental health problems have the best quality of life and equality of independent living.
- 2.6 **The Independent Living Strategy (July 2006)** The two main aims of the strategy are:
- Disabled people (including older disabled people) who need support to go about their daily lives will have greater choice and control over how support is provided

- Disabled people (including older disabled people) will have greater access to housing, education, employment, leisure and transport opportunities and to participate in family and community life.



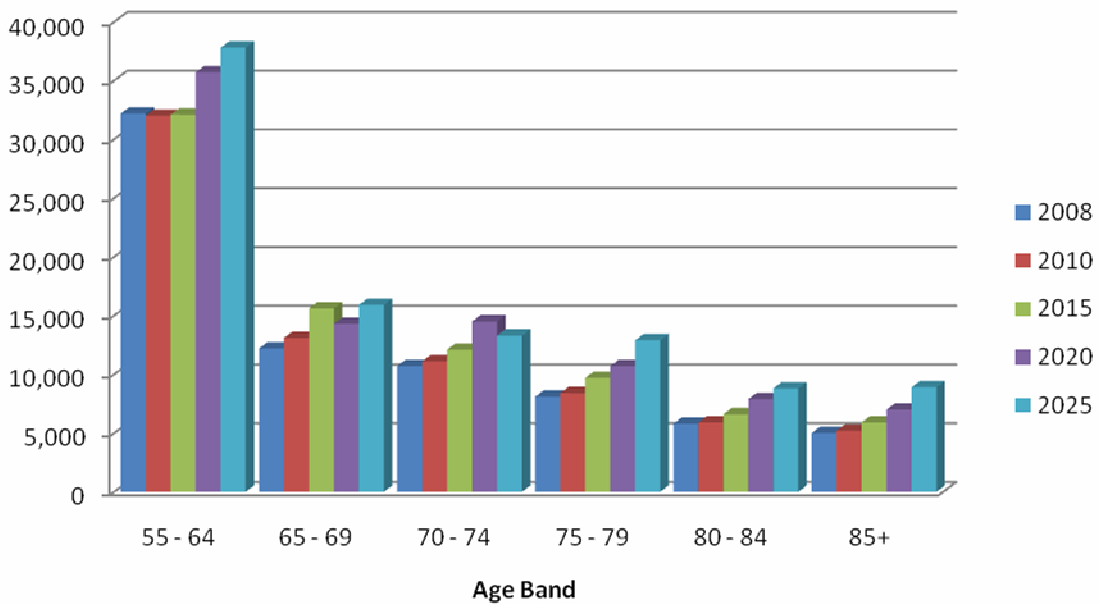
### 3. Local Policy

- 3.1 **Rotherham Core Strategy** – aims to help Rotherham become more competitive, to meet our housing needs and address environmental and transport pressures.
- 3.2 **Housing Strategy 2008-11** - An overarching strategy for housing in Rotherham across all tenures and types of housing and embracing each area of housing need. Amongst its aims and objectives it sets out to continue to develop innovative extra care schemes for older people and build houses to Lifetime Homes standards.
- 3.3 **Rotherham Supporting People Strategy 2008–2013** - The number one priority in the Supporting People Strategy is developing further Extra Care Housing for frail elderly.
- 3.4 **LAA Performance Indicator NI 136** – People supported to live independently through social services (all adults)
- 3.5 **LAA Performance Indicator NI141** – Percentage of vulnerable people achieving independent living.
- 3.6 **Alive Stretch Targets** – Older People helped to live at home and people receiving Direct Payments.
- 3.7 Neighbourhoods and Adult Services Strategic Objectives:
- Objective 1: Improved quality of life.
  - Objective 3: Making better use of housing assets, improving the range and quality of housing.
  - Objective 4: Modernise services in order to maximise independence.
  - Objective 6: To improve the services for carers in a way which increases the level of support, resources and employment opportunities given by 2011.
- 3.8 **Joint Commissioning Strategy (2008–2023)** – A 15 year strategy which sets out the priorities for Rotherham Metropolitan Borough Council and NHS Rotherham focussing on service integration, improving quality and strengthening the joint commissioning framework.
- 3.9 **Commissioning Strategy (2008–2011)** – A three year strategy which details the commissioning activity that needs to take place to deliver RMBC’s statutory responsibility and improve outcomes for customers. The strategy has been developed as a result of the learning from the Joint Strategic Needs Analysis (JSNA) so that we meet the current and future social care needs of the borough. This strategy will be delivered in a series of 3 year action plans.
- 3.10 **Prevention Strategy** – This strategy is currently in development and will feed into the Personalisation Strategy sub-group Challenging Communities.
- 3.11 **Personalisation Strategy (2009–2011)** – This strategy aims to work with individuals and communities and neighbourhoods to empower them to make personal choices and to take control of their lives and to change the way RMBC service users receive all services.

## 4. Local Area Profile

- 4.1 By 2041 the composition of the older age group will have changed dramatically. There will be a higher proportion of the older age groups, including the over 85s, a greater number of older people from black and minority ethnic groups, and double the number of older disabled people. One in five children born today can expect to live to 100 years old.<sup>4</sup>
- 4.2 Research carried out in 2007 by Fordham Research for the Housing Market Assessment revealed that just over a quarter of all households in Rotherham contain older people (25.7%) and a further 7.8% contain both older and non-older people.
- 4.3 The data from the Housing Market Assessment suggests that almost all older persons only households are comprised of one person (16,462 households) or two people (11,023 households). There are only 25 older person households containing three or more people. 56.1% of all single person households are older person households.<sup>5</sup>
- 4.4 Almost two-thirds of older person only households (62.4%) are owner-occupiers. The majority of these do not have a mortgage which suggests that the potential for equity release schemes in Rotherham is quite high.
- 4.5 The graph below illustrates the changing ageing population in 5 year age bands until 2025.

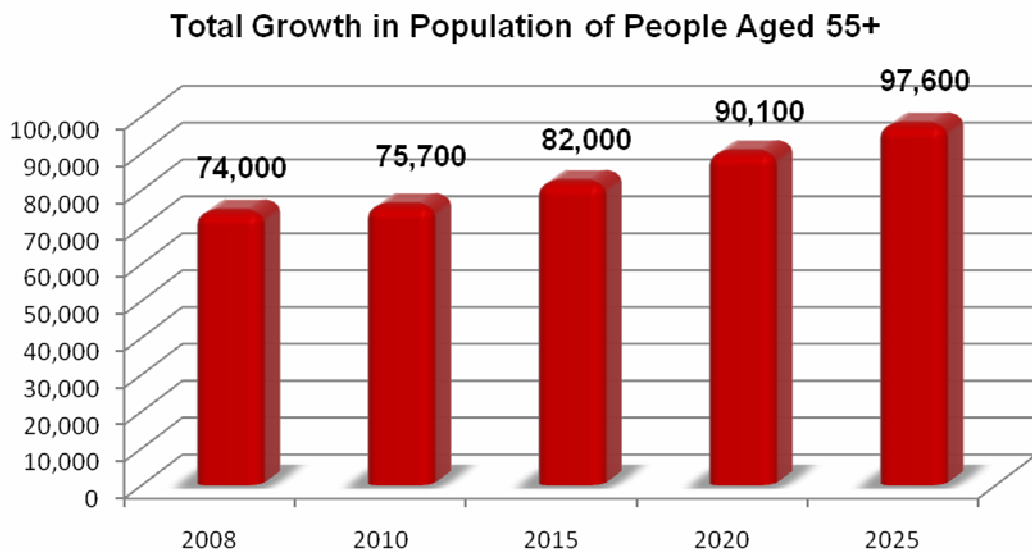
**Population Growth of People aged 55+  
Between 2008 - 2025**



<sup>4</sup> Lifetime Homes and Lifetime Neighbourhoods

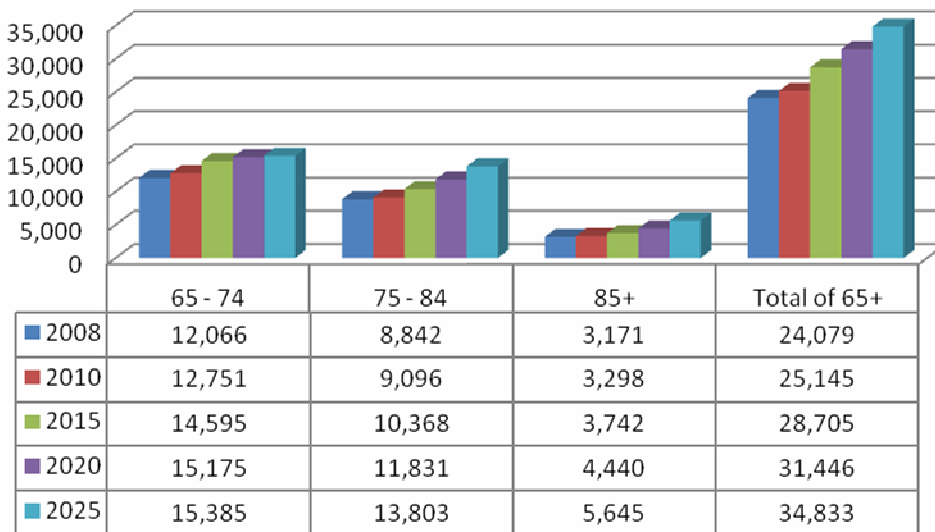
<sup>5</sup> Rotherham Housing Market Assessment

- 4.6 Between 2008 and 2025 the number of people who are aged over 55 is predicted to rise by 23,600 (to 97,600). The total population in 2025 is expected to be 282,200. This means that just over a third (34.59%) of Rotherham's population will be aged over 55 years, with 21.19% being aged over 65 years. This is illustrated in the graph below.
- 4.7 An increase in the aged population will have serious implications for health and social care services and for informal carers. The Joint Strategic Needs Assessment Adult Services 2008-2023 (JSNA) predicts that the number of people with social care needs will increase by 24% over the next 10 years. The number of people with a high or very high need is also predicted to increase by 24%.
- 4.8 The JSNA also states that it is estimated there is a total of 1,210 residential and nursing places per week in 2008. However, this is predicted to increase to 1,3080 places by 2014 and 1,490 by 2018. This is a projected increase of 14% and 23% respectively.
- 4.9 The graph below shows the steady increase in the number of people aged over 55 between 2008 and 2025.

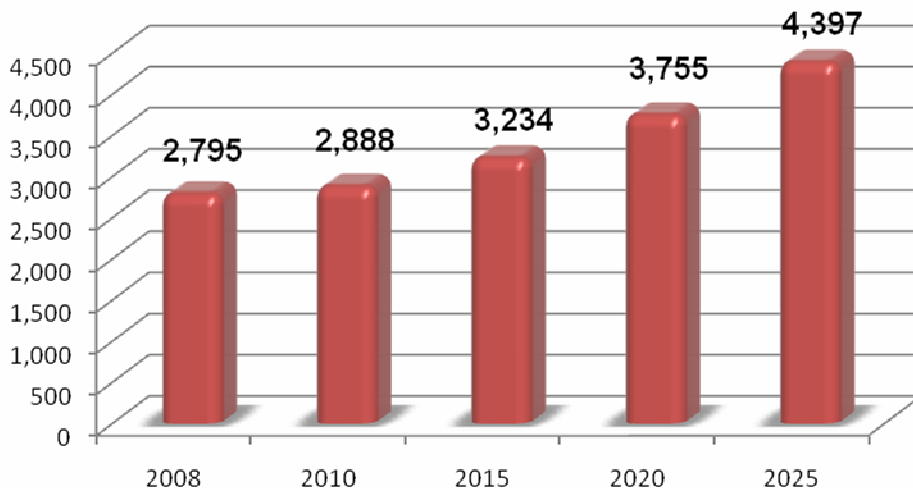


4.10 The increase in the number of older people in the population means that there is likely to be an increase in age-related illnesses. Dementia, arthritis, hearing and vision problems and diabetes are some of the chronic conditions that are on the increase as Rotherham’s population ages. Other health related issues such as increased incidents of accidents and falls is also linked to older age. The number of people aged over 65 with a limiting long term illness is expected to rise by 10,754.

**Population of People aged over 65 with a limiting long term illness**



**Total Population aged 65+ predicted to have dementia**



4.11 The strategic shift to independent living and care at home is likely to place a greater burden on informal carers. A breakdown in traditional family networks, ie family living away from parents, means that there is a likelihood that vulnerable older people who were traditionally supported within the family will be left isolated with little or no help from family or friends. However, it is estimated that every year in Rotherham another 8,000 people become carers. This number is likely to rise over the next 10-15 years.<sup>6</sup> One in eight adults is a carer totalling around 30,000 people<sup>7</sup>.

4.12 A review of Affordable Housing Needs carried out in June 2008 provides a useful snapshot of information by ward as follows:

- Wales Ward has a higher number of pensioner and lone pensioner households. It also has an under supply of social rented (15.4%) and private rented (9.3%) when compared with the Borough average of 23.2% and 11.4% respectively.
- Rotherham West Ward has a significantly higher BME population of 14.2% compared to the average of 4.1%.
- Wingfield Ward has significantly more lone pensioner and all pensioner households (82.4%). It also has higher levels of long term sick residents.
- Boston Castle Ward has slightly higher levels of long term sick residents and pensioner households. It has slightly less than average social rented properties.
- Sitwell ward has higher levels (29.5%) of all pension households in the Borough (23.8%)
- Hooper Ward has slightly higher numbers of pension households (all and lone 25.1% and 15.3% respectively) compared to 23.8% and 14.4%.
- Wath Ward has slightly higher than average numbers of lone and all pensioner households.
- Valley Ward has slightly higher lone or all pensioner households.
- Hellaby Ward has lower than Borough average of lone pensioner and all pensioner households.

4.13 There are estimated to be 13,312 people in fuel poverty in Rotherham (2001 census data). Fuel poverty impacts on nearly all aspects of life. It has a detrimental impact on health and wellbeing which can in turn lead to reduced life expectancy. For example, it increases the incidence of respiratory illness, risk of increased blood pressure and exacerbates arthritis. It also increases the likelihood of accidents in the home, social isolation and mental health problems.

During 2004/5, 104 excess winter deaths occurred in Rotherham. Many lives could be saved in Rotherham and the rest of the UK if people did not live in cold, damp homes.<sup>8</sup> The questionnaire sent out during the fieldwork of this research revealed that three quarters of the respondents (189 respondents) felt that living in a home which was energy efficient and cheap to heat was important.

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<sup>6</sup> Rotherham Joint Carers Strategy 2008 - 2011

<sup>7</sup> Numbers directly from Census 2001 data. This includes unpaid care.

<sup>8</sup> RMBC Affordable Warmth Strategy 2007-2010

## 5. Current Housing Provision for Older People in Rotherham

- 5.1 Comparison with national figures shows that Rotherham has a lower proportion of owner-occupiers and private rented tenants than the rest of England and Wales. By contrast, there is a larger local authority rented sector.
- 5.2 There is approximately 85,000 private sector houses in the whole of the Borough with around 1,208 empty void properties (as at 31 March 2008).
- 5.3 A significant finding from the Housing Market Assessment is the relatively high proportion of social rented accommodation containing older people only. Over a third of social housing (37.8%) contains only older people compared to 25.7% of the overall housing stock. This may have implications for the future supply of specialised social rented accommodation.
- 5.4 The table below shows the housing tenure of households with older persons. Almost two thirds of older person only households (62.4%) are owner-occupiers. The overwhelming majority of these do not have a mortgage. This finding suggests that the potential for equity release schemes in Rotherham is quite high.

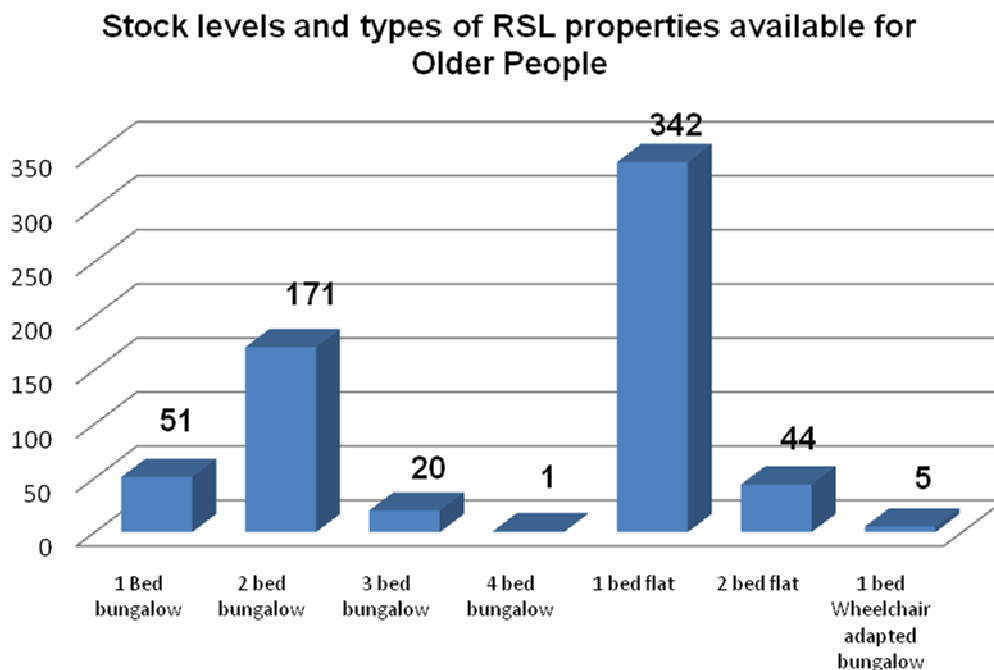
**Older persons only households and tenure**  
Age Group

Tenure	Older Persons Only	Other Households	Total Households	% with older persons	% of older person hhs
Owner-occupied (no mortgage)	15,596	15,864	31,460	49.6%	56.7%
Owner-occupied (with mortgage)	1,579	41,423	43,002	3.7%	5.7%
Council	8,360	13,557	21,917	38.1%	30.4%
RSL	1,208	2,177	3,385	35.7%	4.4%
Private rented	767	6,469	7,236	10.6%	2.8%
<b>Total</b>	<b>27,510</b>	<b>79,490</b>	<b>107,000</b>	<b>25.7%</b>	<b>100.0%</b>

- 5.5 A comprehensive private sector stock condition survey was carried out for Rotherham by Fordham Research in late 2007, with the results published in February 2008. The survey had the following key findings:
- It is estimated that around 10% (representing 8,241 dwellings) of private sector dwellings across the borough have a Category 1 hazard. The main hazards relate to excessive cold, falls on the level and on stairs. Vulnerable households show high levels of hazardous homes – in particular single pensioner and special needs households.
  - Asian households in particular show a high presence of Category 1 hazards with 18.8% of dwellings estimated to have a hazard, this compares with 8.8% of white households.
  - There are 2,544 vacant private homes – nearly half of these have been empty for over 6 months.

- It is estimated that 90.7% of the private sector housing stock is owner occupied, another 9.3% is private rented.
- The most common type of dwelling is semi-detached houses (49.7%). Flats account for 4.6% of the stock.
- The survey estimated that only 15% of the private housing stock was built prior to 1919.
- The average dwelling had 4.8 habitable rooms.
- The average cost per dwelling for carrying out urgent repairs is £1,106.
- 31% of single pensioners and 21.8% of pensioner couples live in non-decent homes.
- The majority of people of pensionable age live in (semi-detached) properties built between 1945 and 1964.

5.6 The chart below illustrates the type and numbers of accommodation on offer from Registered Social Landlords (RSLs) in Rotherham. Over half the accommodation available for rent (53%) are 1 bedroom flats. One bedroom properties are unpopular amongst older people and are difficult to let with long term voids.



5.7 Rotherham Metropolitan Borough Council have a total of 21,030 housing units on its asset register (as at 24 February 2009) which can be broken down into the following housing type:

- 85 bedsits
- 4,977 1 bedroom properties
- 6,597 2 bedroom properties
- 9,102 3 bedroom properties
- 231 4 bedroom properties
- 38 unclassified properties

Specialist housing specifically for people aged over 55 accounts for 23.3% (4,908 units) of the total Local Authority housing stock.

5.8 Rotherham has two Extra Care Housing Schemes with a further development due to be opened in February 2009. All the schemes have been developed and are run in partnership with Chevin Housing Association Ltd.

The first scheme, Oak Trees Court, was opened in April 2006. It is situated off Wickersley Road near to local facilities such as GP surgery, shops, take-away and bus routes. The scheme has 28 units. Three units are ring-fenced for people with a Learning Disability. The scheme was built with a grant from the Housing Corporation.

The second scheme, Potteries Court, opened in April 2007. It is situated on Queens Road, Swinton and is served well by local services, ie, shopping centre, library, GP surgery, bus and rail services. The site was built with monies from a Department of Health grant.

Potteries Court has 35 units with 5 shared ownership properties. Problems were experienced in letting the shared ownership properties. Permission was sought from the Department of Health to allow some of the properties originally built for shared ownership to be rented. There are 39 tenants living at Potteries Court, this includes 8 couples.

The resource centres in Oak Trees Court and Potteries court has facilities such as:

- Café open 9 hours a week over 3 days
- Restaurant
- Treatment room
- Guest accommodation
- Activity room

The development at Longfellow Drive has 59 Extra Care Housing units comprising 44 two bedroom apartments and 15 two bedroom bungalows (6 of which are for sale).

5.9 A review of the Extra Care Housing schemes in August 2008 revealed a number of issues that need to be addressed at Oak Trees Court and Potteries Court. The main issues being:



- A strong opinion among Social Work teams and housing allocation teams is that the schemes do not differ to Sheltered Housing schemes and do not deliver the ethos of 'Extra Care' and do not provide the tenants with value for money.
- The schemes have large unoccupied rooms and other rooms not being used for the purpose they were built.
- Lack of engagement with NHS Rotherham.
- Tenants were not being encouraged to take part in the running of the schemes.
- The schemes are very institutional due to the design of the build, poor décor and lack of investment.
- Lack of engagement with the wider community.
- Both schemes were grossly over-staffed.
- An activity co-ordinator had not been appointed despite being money being available in the budget.

An action plan to address some of the issues above has been developed.

- 5.10 Applicants for Extra Care Housing must be in housing need. The present living situation may no longer be suitable because care and other facilities cannot readily or economically be provided there and the person is assessed as being 'a Vulnerable Adult'. A person will usually require assistance with their daily living tasks, and or their personal care. This means that a person would require an assessed need of a minimum of four hours care each week. Care may be defined as formal or informal (formal being delivered by the statutory agency or informal by family or friends of the client). At present it is not clear amongst staff whether the schemes should offer a home for life or if accommodation should be sought in a residential or nursing care home if the service users needs become too complex.
- 5.11 Sheltered Housing is available for people who are over 55 years old with an illness or physical disability who would benefit generally from ground floor and level access accommodation and also the services of Rothercare, a visiting warden and the communal facilities that may be provided on site.
- 5.12 Prior to a review in 2006, Rotherham Metropolitan Borough Council had 4,505 Sheltered Housing units. During the review the existing stock was re-categorised as either Aged Persons Accommodation, Sheltered Housing, general needs stock or identified as requiring demolition.
- 5.13 The majority of the Sheltered Housing and Aged Persons accommodation stock was built in the early 1960s and has undergone modernisation under the Decent Homes Programme. £1.8 million has been spent across the Borough to improve the accessibility to Sheltered Housing bungalows (creating level access by building ramps). Around £7 million will be needed to improve all the Sheltered Housing properties in Rotherham.
- 5.14 The following information regarding Sheltered Housing stock and Aged Persons accommodation has been taken from the 2010 APEX assest register (as at 24 February 2009):

**Sheltered Housing**

	<b>Bungalows</b>	<b>Houses</b>	<b>Flats</b>
<b>1 Bedroom</b>	823	1	0
<b>2 Bedrooms</b>	1,339	2	44
<b>3 Bedrooms</b>	13	3	0
<b>Total</b>	<b>2,175</b>	<b>5</b>	<b>44</b>

**Aged Persons Accommodation**

	<b>Bungalow</b>
<b>1 Bedroom</b>	2,015
<b>2 Bedrooms</b>	517
<b>3 Bedrooms</b>	30
<b>Total</b>	<b>2,562</b>

- 5.15 One bedroom bungalows form the main accommodation type available for older people to rent from the Local Authority in Rotherham making up 58% of the stock. This type of housing is becoming increasingly unpopular among older people and was reflected in the feedback from the questionnaire, where 70% of respondents felt that accommodation with at least one spare bedroom was important.

<b>No of bedrooms</b>	<b>Bungalow</b>	<b>Flat</b>	<b>House</b>
<b>1</b>	2,838	0	1
<b>2</b>	1,856	44	2
<b>3</b>	43	0	3

- 5.16 Demand for Sheltered Housing and Aged Persons accommodation is generally high, though there are some schemes which seem to be unpopular. In February 2009 there were 728 people aged over 55 years waiting to be rehoused, this can be split into the following categories:

- 233 people waiting to be housed in a Sheltered Housing Scheme.
- 394 people waiting to be placed into Aged Persons accommodation.
- 83 people waiting for placement into an Extra Care Housing scheme.
- 19 people on the general rehousing list due to under occupancy.

- 5.17 The Voids Manager and the Housing Choices Manager are gathering data relating to 'difficult to let' and 'low demand' Sheltered Housing. The information will be presented in a Cabinet report in May 2009. The findings from this exercise should be utilised to ascertain exactly how many units are difficult to let and why. Solutions should be sought to address the problems in letting these units and lessons learnt when developing new accommodation specifically for older people.

- 5.18 Community facilities are available in 63 Sheltered Housing schemes. Some schemes allow non-residents to use the community facilities and join in with activities.
- 5.19 A report has recently been submitted to Cabinet suggesting that a community based model of support be adopted by RMBC's warden service whereby a person is offered support without having to move home to a traditional style Sheltered Housing complex of bungalows or flats.
- 5.20 Twenty four new build 2 bedroom flats will be available for rent in 2009 for people aged over 55 years old with a medical priority. These flats are being built in partnership with Johnnie Johnson on the site of demolished Munsdale Sheltered Housing scheme.
- 5.21 The Waverley Project is in the very early stages of development and has a life span of 20 – 30 years. It is anticipated that 25% of the planned 4,000 housing units will be classed as affordable housing. The developers are hoping to incorporate an Extra Care Housing village within the new town and appropriate partners are being sought. The homes will be built to Lifetime Homes standards to facilitate wheelchair users and people with high care needs (ie space for equipment such as hoists).
- 5.22 A private development at Wath-Upon-Dearne built by Astraliving available for sale through shared ownership. Within the development of 2, 3 and 4 bedroom homes there are 10 semi-detached bungalows which are available to the over 55s.
- 5.23 The Neighbourhood Investment Team play an instrumental role in seeking external funding and partner RSLs for new developments. In February 2009 a new development in Rawmarsh was opened which consists of 23 units. The 23 units include 2 purpose built disabled persons bungalows and ground floor flats for older people. The tenants will be a mix of different age groups and families. This was developed in partnership with the Goodwin Trust, South Yorkshire Housing Association and RMBC.

Another 71 units are being built in the Canklow area of Rotherham, including 10 bungalows. The homes will be available for rent or part ownership and have been built in partnership with the Housing Corporation available for all age groups, families and people living alone.

## 6. Adaptations

6.1 The following excerpts are from the Bristol Report (Better outcomes, lowers costs) which highlights how simple adaptations and appropriate housing can save social care services thousands of pounds and a significant amount of care hours.

- An hour's home care per day costs £5,000 per year. At a national level, because of the large numbers and burden of revenue payments, the potential for savings is in millions.
- Housing adaptations including better lighting reduce the number of falls.
- There is a 30% increased risk of fracture of the hip for older women if they are suffering from depression. There is evidence that the most consistent health outcome of housing interventions is improved mental health.
- The average cost to the State of a fractured hip is £28,665. This is 4.7 times the average cost of a major housing adaptation (£6,000) and 100 times the cost of fitting hand and grabs rails to prevent falls.
- The average cost of a disabled facilities grant (£6,000) pays for a stair lift and level access shower, a common package for older applicants. These items will last at least 5 years. The same expenditure would be enough to purchase the average home care package (6.5 hours per week) just for one year and 3 months.

6.2 Government emphasis is increasingly being placed on health improvement and the prevention of disability, these is reflected in the government document "Independence Matters." This document sets out the framework to modernise services for disabled people by:

- Enabling people to live as independently as possible and improve their quality of life
- Creating fairer, more consistent services
- Developing services that respond to the expressed needs and aspirations of disabled people
- Ensuring that services fit the needs of individuals
- Maximising the control that people have over the services they receive.

All the objectives set out in the framework can be achieved through timely and appropriate consultation with our service users to ensure we are providing safe, affordable and warm housing that meets their needs and is suitable for adaptation as and when necessary.

6.3 The RMBC Housing Strategy states that 34% of all households have one person with a disability and that a third of all households with a disabled person are likely to require further adaptations to their home.

6.4 In Rotherham there are 3 'grades' of adaptations; minor fixings (such as a grab rail or key safe), minor adaptations (eg, tubular steel hand rails, lever taps or any

adaptation up to the value of £1,000) and major adaptations (eg, level access shower, stair lift). The target time to commence adaptation work following an assessment is four weeks.

6.5 Between 1 April 2008 and 11 February 2009 the following adaptations were carried out:

- Major adaptations – 668 (408 council properties, 260 privately owned properties)
- Minor adaptations – 801 (465 council properties, 336 privately owned properties)
- Minor fixings – 823 (826 council properties, 940 privately owned properties)

6.6 The most common adaptations are:

- Level access showers at a cost of £3,600 each
- Shower installation over a bath at a cost of £1,700 each
- Straight stairlift costing £1,800 each
- Curved stairlift costing £3,200 per installation
- Ramped access at a cost of £600 per metre.

6.7 Waiting times for adaptations are as follows:

- Minor fixing – 1 to 7 days
- Minor adaptations – 1 to 28 days depending on type of job
- Major adaptations – ordinarily 4 weeks but there is currently a backlog of 143 level access showers waiting to be installed. Because of this, the current waiting time is approximately 12 weeks.

6.8 Statistical analysis carried out by the Housing Management team suggests that the consistent and incremental change in demographics will generate higher demand for adaptations to support individuals sustain their independence. This has already been experienced and the increase in the number of adaptations is evidenced in the table below:

Year	03/04	04/05	05/06	06/07	07/08	08/09 to Jan 09
<b>No. of adaptations</b>	<b>485</b>	426	506	485	694	<b>828</b>

6.9 A combination of the changes in demographic and the level of demands observed in the last five years indicate that there is likely to be an increase in demand for all types of adaptations that will have to be undertaken to meet the needs of older disabled people living in Rotherham.

6.10 The increased demand for adaptations will obviously add to budget pressures already being experienced by the adaptations team. Additional funding streams need to be identified to cope with more requests for adaptations. Insufficient allocations for the provision of adaptations will impact on the Council's ability to deliver its mandatory duties, as well as impacting on performance indicators

monitored by CQC. Failure to meet these objectives could also impact on the CQC star rating for Adult services although the adaptations indicators are not threshold PAF indicators.

- 6.11 Findings from the questionnaire carried out during the fieldwork of this report state that 55% of respondents felt that living in a home which was not suitable for adaptation would be instrumental in considering a move to Extra Care Housing or Sheltered Housing.

## 7. Assistive Technology

7.1 Telecare has been proven to be useful in a variety of cases, some of which are listed below:

- Reduces the need for residential/nursing care
- Unlocks resources and redirect them elsewhere in the care system
- Increases choice and independence for service users
- Reduces the burden placed on carers and provide them with more personal freedom
- Contributes to care and support for people with long term health conditions
- Reduces acute hospital admissions
- Reduces accidents and falls in the home
- Supports hospital discharge and intermediate care
- Contributes to the development of a range of preventative services
- Helps those who wish to die at home to do so with dignity.

7.2 Rothercare is a 365 day a year response centre that can assist customers in many situations such as when they are at risk from carbon monoxide, falling or at risk from bogus callers. The service user is issued with a pendant which should be worn at all times and a control box. The charge for RotherCare is £2.87 per week.

7.3 Rotherham was awarded a grant of £441,948 for use on Preventative Assistive Technology. The grant was part of central government's Preventative Technology Grant (PTG). The grant is designed to help councils and partners to address the challenges of an ageing society with increased expectations such as the right to have choice about services, control over delivery and the right to be able to live independently at home with dignity for life. The PTG grant has been spent as follows:

- Upgrade of ICT platform (database) for RotherCare (£75k) which has a 5 year shelf life.
- Pilot of Automatic Door Installation for a dual sensory loss man (£2k) planning to roll out for *schemes* rather than individuals like ECH or Grafton House.
- 'Just Checking' service. This is a wireless motion sensor device in each room which tracks movement. 40 devices are being bought. It sends a text message to carers or family if necessary. Useful for people with dementia to keep an eye on their movements. It can also be used to monitor paid carers and whether they attend calls (as they have sensors on the doors). DMT agreed to 40 being purchased. Five systems went live on 16 December 2008.
- The biggest portion of the grant (£130,000) has been spent in the Voluntary Sector. 500 people aged over 65 will be given a 6 week free trial of Rothercare together with a bogus caller alarm or free trial of carbon monoxide detector. If users don't want to continue with RotherCare then equipment is also withdrawn.
- Direct Payments were £10,000 for personalisation agenda. Users can have bogus caller alarm or carbon monoxide detector.
- Chubb Technology – £8,000 of hardware for 50 units. These have a 5 year shelf life.

- Bogus caller alarms – 501 alarms to be purchased under the tackling crime agenda.
- Wise Home Starter kit – 5 smart homes (flats) at £2,500 each to be used for respite care. These can also be used for step-down beds.
- Temperature extreme monitors placed on walls. Rothercare are alerted when the temperature drops below 16 degrees or increases rapidly. 25 monitors have been ordered out of the grant money.
- Vager watches for people with dementia. These set a boundary and tracking system to locate if wanders too far.

- 7.4 It was clear during the pilot studies of the PTG project that there is a need for Social Work teams and assessment staff to undertake training to raise awareness of how Assistive Technology can help with day to day living and the devices available to increase independence.
- 7.5 NHS Rotherham and RMBC have stated in the Joint Commissioning Strategy that Assistive Technology will be promoted to enable people to stay at home longer by increasing independence and reducing risk. The Council and its partners should increase resources and investments to facilitate the provision of equipment that can prevent and/or reduce accidents and falls.
- 7.6 Sunderland City Council has introduced a 4 tier Assistive Technology package system which is linked to the 4 FACS criteria. It is envisaged that this will help Social Workers assessing and requesting Assistive Technology.



## 8. Information

8.1 A NAS Policy and Strategy Officer is working with the Geographical Information Systems Officer in RBT and Research Co-ordinator from the Chief Executives Office to develop a resource available on RMBCs intranet which will give details of the following on an online map:

- Populations by age group and super output areas
- Type of housing available, ie, no of bedrooms, type of housing and whether rented or mortgaged
- Specialist housing units or schemes
- Social care services such as day care
- Supermarkets, post offices, libraries etc
- Community voluntary groups.

It is envisaged that the online map will assist service planning and highlight gaps in provision of housing.

8.2 We need to ensure that we meet the requirements set out for the personalisation of housing; an important part of this is to give the right advice and information about the options available. At present this is not a reality due to the lack of accessible, good quality information.

8.3 In March 2009 when this research paper was written, the quality information available on RMBC's website was poor.

- Finding the information required was extremely difficult and took a great deal of navigation. Information was generally found by chance.
- The Housing 'home page' was displaying The Housing Strategy dated 2005 to 2007, a document 2 years out of date! (This has been raised with the Online Services Manager and flagged as requiring removal).
- The housing specific web pages are not at all user friendly in terms of layout and terminology used.

8.4 'Area Editors' are responsible for uploading information on the website. There are guidelines and standards which the editors should adhere to but on discussion with the Online Services Manager, this does not always happen resulting in web pages being untidy and unreadable. Unfortunately, quality checks are only made by the Principal Information Officer (RBT) on 'new' pages and not 'edited' pages.

Rotherham Council's website will be revamped and relaunched in August/September of 2009 using a new content management system. This new content management system will force the editors to comply with design and layout guidelines.

The new website will feature videos and will be accessible for people with sensory impairments or learning disabilities.

- 8.5 Crinoline House reception area (the base for Adult Social Services) did not have any social housing information whatsoever on display for the public or service users.
- 8.6 Key Choices Property Shop had a number of information leaflets including:
- Advice for private home owners regarding leaseholds
  - Repair services for older, vulnerable and disabled people
  - A full comprehensive advice leaflet explaining all aspects of housing including shared ownership and RSLs.
- 8.7 Civic House had one leaflet on display regarding Local Housing Allowance (A Guide for Tenants who rent their home from a Private Landlord).
- 8.8 The central library has many information stands providing a raft of information. The only publication on display from RMBC was 'The A-Z of Council Services'.
- 8.9 Age Concern had on display a Sheltered Housing Frequently Asked Questions leaflet.

## 9. Working in Partnership

9.1 The Joint Commissioning Strategy 2008-2023 (March 2008) sets out the commissioning intentions of RMBC and NHS Rotherham for the next 15 years. The vision of both agencies is to deliver personalised health and social care services which is high quality and seamless. This will be done by joint commissioning, effective joint working and integrate health and adult social care provision. The main aims of the document are:

- To maintain people in independence for as long as possible
- Develop community based services which provide choice and improve quality of life
- Maintain mental well being into later life.

Suitable housing will play a pivotal role in achieving each of these aims.

9.2 The drive by both NHS Rotherham and RMBC to enable people to stay in their own homes by promoting well being and independence will mean that Older People will require their homes to be safe, adapted where necessary and warm.

9.3 NHS Rotherham aim to reduce hospital admissions and delayed discharges. The availability of decent safe homes will be of paramount importance to do this. It may be a viable idea to have 'step down' beds available in Extra Care Housing schemes to enable service users/patients to be discharged from hospital into a safe and supportive environment.

9.4 The use of Community Matrons is expected to reduce the number of hospital admissions by working to maintain a service users physical condition at a manageable level by caring and taking preventative action in an individuals own home.

9.5 Resources available within Extra Care Housing schemes can be used for day services for the wider community, for example:

- Herefordshire County Council use a 52 unit Extra Care Housing scheme as a base to provide 20 places for day care which is available 7 days a week from 10 am to 4 pm. The day care includes activities and outings with some rehabilitation input including physiotherapy and occupational therapy. There is also an assisted daily living kitchen which service users may use if they have an assessed need. A cooked meal is provided every day and social care services provide transport to and from the scheme if needed. People pay for their own meals and transport.
- Bradford City Council holds a multi-cultural day centre within one of their Extra Care housing schemes. The day centre has been accompanied by a lot of outreach work in the community to raise awareness of the service which has resulted in 16 new referrals. There is capacity for 25 service users, all of which come from outside the scheme.
- Guildford Borough Council use Japonica Court as a specialist day care centre for 12 people with dementia, a third of which reside within the scheme.

Extra Care Housing schemes have the potential to provide an important hub for the delivery of a range of services tailored to the needs of older people living both within and outside the scheme in the local neighbourhood. There is a need for commissioners and providers to work in partnership with older people, their carers and local voluntary/community organisations to develop appropriate services that meet the needs of older people.<sup>9</sup>

- 9.6 Due to the current recession, housing developers have ceased building new homes for private sale. The Neighbourhood Investment Team have submitted an expression of interest to Central Government seeking a £285 million PFI grant to build 1,000 new homes which will be available for rent. The outcome of this first phase will be known in 2 to 3 months.

There is also the possibility of setting up a housing company within RMBC in partnership with a housing developer and RSL where new homes are built with help from Central Government grants and in the first instance the homes are available for rent. When the economy begins to recover, the homes could be sold to the tenants at the current market value.

- 9.7 The recession is also having a huge impact on homes built specifically for the 'shared ownership' market. In December 2008, the Homes and Communities Agency 'poured in cash' to help RSLs convert 3,996 shared ownership properties to rental homes. Of the 3,996 homes, 2,236 were switched to 'intermediate rent', aimed at people on lower incomes who are ineligible for social housing. The number of long-term unsold homes on housing association booked rose by 20% nationally at the end of 2008.<sup>10</sup> Engagement with RSLs to ascertain how the recession is impacting and the type of housing it is effecting at a local level could open opportunities to allow the void properties to be utilised by Older People with a housing need.
- 9.8 Research conducted by Supported Housing in Partnership has revealed that housing associations are demolishing or selling off supported housing schemes because of how councils commission support services. The lack of control housing associations have over the provision of support in their housing is putting them off developing more supported housing as it is quoted that 'It does not always make sense to invest in property that might be under threat of losing its support contract'.
- 9.9 The Care Services Improvement Partnership (CSIP) have stated that the key to making any transformation of personalising housing and support is genuine joint working between health care providers, social care providers and housing departments.

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<sup>9</sup> Day Care and Outreach in Extra Care Housing, Care Services Improvement Partnership 2008

<sup>10</sup> Inside Housing

## 10. Consultation

10.1 The first phase of consultation took place in February 2009. This took the form of a questionnaire which was circulated to a random sample of 544 people aged over 55 on the Online Housing Management System waiting to be rehoused, the Older People's Forum and BME day care service users. Face to face interviews were conducted at the BME day care centre.

10.2 The questionnaire achieved a response rate of 46.1% (251 respondents). A copy of the questionnaire and the results can be found as an appendix to this document. The headline findings are as follows:

- Staying in the current home was 'very important' to 43.03% of respondents
- Living in accommodation near friends and family was 'very important' to 54% of respondents.
- Accommodation near shops, GPs and public transport was very important to over half of respondents.
- Accommodation which is all on one level was 'very important' or 'important' to nearly three quarters of respondents.
- Accommodation with ground floor access was 'very important' or 'important' to over two thirds of respondents.
- Accommodation with at least one spare bedroom was 'very important' or 'important' to 70% of respondents.
- When deciding on moving to specialist housing the following factors were deemed as the most important:
  - Ground floor access 77%
  - At least 1 spare bedroom 72%
  - A scheme in the community in which you currently live 55%
  - A scheme near family and friends 70%
  - A large Extra Care Housing village with shops, café, pub, gym, well being clinic on site 52%.

10.3 A group of service providers specialising in care for Older People from Neighbourhoods and Adult Services and NHS Rotherham were gathered together in February 2009. The key findings from the discussion were:

- There is over provision of one bedroom accommodation for Older People. It is popular with people aged under 55 years with support and care needs.
- The warden service should deliver support to people no matter where they live. Sheltered Housing is not an ideal model as it seems unjust that someone should move home purely because they need practical support when their current home is adequate for their needs.
- We should make service fit the individual rather than making the individual fit the service.
- There is a feeling that people have lost faith in Sheltered Housing and what a warden can deliver.
- People want the sense of security which is offered by Sheltered Housing knowing that there is always someone around to look out for them even if they aren't wearing their RotherCare pendant.

- Adaptations are seen as a short term 'fix'. We need to offer appropriate level access accommodation to ensure that homes are able to cope with the demands of illnesses that entail carer assistance and bulky equipment such as hoists.
- There needs to be in depth research with the general public in Rotherham to find out *exactly* what people want/need.
- There is a distinct lack of town centre properties for older people, particularly for the BME community.
- There needs to be more investment into assistive technology as people with dementia are sometimes incapable of calling on RotherCare. Appropriate equipment is required so all service user groups are safe in their own homes.
- A mapping exercise is required to show gaps in service and housing provision in the districts of Rotherham.
- There are instances of older people being admitted into residential care for short term breaks which result in the individual being inappropriately placed and de-skilled in the residential home. It is thought that if short term breaks were offered in Extra Care Housing schemes then the service user would maintain their independence or even attain a greater level of independence.

10.4 Further consultation needs to be conducted over the next year. It is suggested that the consultation be carried out at district level, ie Dalton, town centre, Brecks etc. This will ensure that we have a thorough picture of what the public need, want and aspire to at a very local level so we can be sure that in the future we can build homes tailored to individual needs. It will also mean that we will be able to contact hard to reach groups such as BME communities, older people with caring responsibilities and housebound older people.

10.5 Key members of staff from the Older People's team should be identified and asked to provide their expertise at every stage of the development and implementation of an Older People's Accommodation Strategy.

## 11. The Next Steps

- 11.1 Develop and implement an Information Strategy to ensure the availability of easily accessible information sources relating to all aspects of housing support for older people. Information should be easy to read and the website needs refreshing so it provides meaningful and useful information. It is essential that all sources of information are refreshed and updated as often as necessary. A task and finish group should be set up to ensure that our target audience are able to understand the finished 'products'.

The development of the Information Strategy would sit with the Service Quality Team.

- 11.2 Develop and implement an Assistive Technology Strategy to facilitate the appropriate allocation of budgets to the most needy and useful areas based on the findings of the pilots and trials carried out when utilising PTG funding. There is a need for Social Work team and assessment staff to undertake training to raise awareness of how Assistive Technology can help with day to day living with the possibility of making the training mandatory if uptake is poor.

Ideally, this should be done by the Assistive Technology Project Manager in partnership with VAR by September 2009.

- 11.3 Develop a consultation action plan. Consultation should be carried out within community settings and accessible to all and done at district level (ie, Brecks, Moorgate or Flanderwell etc) to gain a thorough picture of needs and aspirations. This consultation will also form a base of evidence to show to potential funding partners in any PFI bids. It may be necessary to commission a market research company to undertake this potentially large piece of work.

The Strategy and Planning team should develop the action plan by June 2009. Consideration should be given to using an external research company to conduct the consultation due to size of the project.

- 11.4 Further consultation and quality assurance checks should take place with RSLs, service providers (independent and in-house) and the tenants of any new housing developments to check if all parties are happy with the mix of housing available and how the different age groups of the tenants interact.

This branch of consultation will form part of the consultation action plan as mentioned in 11.3.

- 11.5 Further research work is required into the effect of growing number bariatric service users and people with a physical and/or sensory impairment and their housing needs.

It is proposed that this is carried out by the Strategy and Planning team by May 2009.

11.6 We must ensure that we consult with Older People particularly with BME groups at all stages of the implementation of this strategy. We cannot assume we know what the needs and aspirations of older people are.

11.7 When the consultation mentioned above (11.3, 11.4, 11.5 and 11.6) has been completed, this valuable feedback must be used to form the basis for an older people's accommodation strategy. The older people's accommodation strategy should come under the 'umbrella' of the overarching Housing Strategy 2008 – 2011. The current Housing Strategy must be revisited and refreshed to take the findings of the report into account.

The Older People's Accommodation Strategy should be written by a member of the Strategy and Planning Team.

11.8 NAS officers to continue with their involvement in the Waverley project to ensure that adequate housing provision is given to Older People and homes are built to Lifetime Homes standards.

Christine Marriott, Policy and Strategy Officer, will continue her involvement with this project.

11.9 Develop effective partnership working with NHS Rotherham.

11.10 Set up working forum between Neighbourhood Investment Team, Independent Living Team and Policy and Strategy Team to take full advantage of the range of knowledge and skills available when applying for capital grants, building business cases and identifying sites for development. This will maximise our opportunities for capital funding.

Policy and Strategy Officer will arrange the first meeting with a suggested date of June 2009. Terms of reference will be drafted.

11.11 We must ensure that information systems are unified so correct, up-to-date and consistent information is available to NAS staff. During the course of this piece of research, it was evident that the information provided by different departments had a number of discrepancies. Clarification was sought regarding why this is the case but no information has been forthcoming.

In the first instance representatives from 2010, Key Choices, Independent Support Manager and Policy and Strategy Officer meet to form a working group to ascertain why so many databases are in use. Action Plans and tasks to be drawn up by September 2009.

11.12 In order to avoid unnecessary admission to residential care at the Residential Care Allocation Panel, other options such as Extra Care Housing should be discussed.

11.13 A policy/guidelines need to be drawn up perhaps in the form of a care pathway flowchart to make it clear whether or not Extra Care Housing will offer an individual a 'home for life' or until the point where care/support levels are too complex or costly for ordinary home care.



It is proposed that the Director of Independent Living and the Director of Health and Wellbeing are the best placed people to decide on whether RMBC will offer Extra Care Housing as a 'home for life'. The Older People Housing Services Manager will then be able to develop a care pathway and the appropriate policy documentation.

- 11.14 The recommendations and findings from this report should be embedded into appropriate and relevant service and team action plans to ensure that the needs of our ageing population are recognised and catered for.



**Question 1:** How old are you now? (Please tick one box)

- 1  19.1% 55 – 59
- 2  17.9% 60 – 64
- 3  13.9% 65 – 69
- 4  14.3% 70 – 74
- 5  15.5% 75 – 79
- 6  19.1% 80 or over

**Question 2:** Do you currently live alone? (Please tick one box)

- 41.0% Yes (please go to question 4)
- 59.0% No

**Question 3:** If you don't live alone, who do you live with?  
(Please tick all which apply)

- 72.0% With your spouse or partner
- 15.9% With your children
- 10.8% With another family member
- 1.3% Someone who is not a family member

**Question 4:** Which of the following best describes where you live at present? (Please tick one box)

- 1  24.9% I own/mortgage my home
- 2  63.9% I rent my home from RMBC
- 3  5.2% I rent my home from a private landlord
- 4  4.4% I rent my home from a Housing Association

Other

1.6%

**Question 5:** Do you live in either of the following types of special housing? (Please tick one box)

- 1  9.6% Sheltered Housing
- 2  9.6% A house adapted for use by a person with a physical or sensory impairment, for example a wheelchair user
- 3  2.0% Extra Care Housing
- 4  72.1% None of the above

(6.8% no answer)

**Question 6:** How many bedrooms do you have in your home?

(Please tick one box)

0	<input type="checkbox"/>	0.8%	Bed-sit
1	<input type="checkbox"/>	16.3%	1 separate bedroom
2	<input type="checkbox"/>	34.3%	2 bedrooms
3	<input type="checkbox"/>	43.4%	3 bedrooms
4	<input type="checkbox"/>	4.4%	4 or more bedrooms

(0.8% no answer)

**Question 7:** As you think of the future, how important do you expect the following things will be in determining the type of housing you will want?

	1	2	3	4	0		
	Very Important	Quite Important	Not very important	Not at all important	Don't know	No answer	
1	Staying in your current home	43.0%	12.4%	9.6%	10.4%	2.0%	22.7%
2	Accommodation in the community in which you currently live	35.5%	20.3%	7.2%	3.6%	1.2%	32.3%
3	Accommodation near friends and family	53.8%	17.1%	5.6%	0.8%	0.8%	21.9%
4	Accommodation near shops and other services (e.g. doctor)	57.4%	17.5%	3.6%	0.4%	0.4%	20.7%
5	Accommodation within easy access to public transport	55.8%	15.1%	5.6%	1.2%	0.8%	21.5%
6	Accommodation in a complex of flats or cottages with other people of the same age	18.7%	20.3%	17.1%	9.6%	3.6%	30.7%
7	Accommodation which you own rather than rent	7.6%	7.2%	13.1%	29.1%	4.8%	38.2%
8	Accommodation which is all on one level	55.0%	15.9%	3.6%	4.0%	0.8%	20.7%
9	Accommodation with ground floor access	53.0%	15.1%	2.4%	3.2%	2.4%	23.9%
10	Accommodation which is wheelchair accessible	25.5%	13.1%	13.1%	9.6%	4.8%	33.9%
11	An energy efficient home which is cheap to heat	65.7%	9.6%	2.4%	0.8%	0.4%	21.1%
12	A smaller home which is easy to look after	42.2%	16.3%	7.6%	6.4%	1.6%	25.9%
13	Accommodation with at least one spare bedroom	53.8%	15.9%	7.2%	2.8%	0.4%	19.9%
14	Accommodation with a smaller or shared garden	19.5%	15.9%	17.1%	14.7%	3.2%	29.5%

**Question 8:** How important do you think the following services will be to enable you to remain living in your own home?

	1	2	3	4	5	0
	Very Important	Quite Important	Not very important	Not at all important	Don't know	No answer
1 General assistance to help you get advice about benefits or housing repairs	<b>49.4%</b>	19.9%	3.6%	3.6%	3.2%	20.3%
2 Home Care – help with practical tasks such as shopping or collecting your pension	<b>24.7%</b>	18.3%	15.9%	8.0%	4.4%	28.7%
3 Personal Care - help getting dressed or to have a wash, etc.	<b>24.7%</b>	17.1%	12.7%	10.8%	6.0%	28.7%
4 Community meals service – frozen meals delivered to your door which can be warmed up at your convenience	14.7%	16.7%	15.1%	<b>17.5%</b>	6.0%	29.9%
5 Day Care - support and activities usually provided in a local centre	25.3%	<b>28.7%</b>	16.1%	23.0%	6.9%	44.3%
6 RotherCare Service – a community alarm service which provides help in an emergency	<b>45.0%</b>	16.3%	8.0%	7.2%	3.6%	19.9%
7 Assistive Technology – devices around your home, for example a fall detector or bogus caller alarms	<b>41.0%</b>	17.1%	6.0%	6.0%	4.0%	25.9%
8 Care & Repair Scheme - assistance in maintaining your home and obtaining aids and adaptations	<b>45.8%</b>	17.9%	4.4%	4.4%	2.8%	24.7%
9 A garden maintenance scheme	<b>33.1%</b>	19.1%	10.8%	9.6%	3.6%	23.9%

## **Specialist Housing for Older People**

Unfortunately, not all homes can be adapted to meet the needs of older people with poor mobility or health problems. Some people may need lots of care and support which cannot be given in their own home. In these cases people in Rotherham currently have a number of options, two of which are moving to Sheltered Housing or Extra Care Housing.

Sheltered Housing schemes are usually bungalows or flats with communal facilities such as a lounge or laundry. Tenants in Sheltered Housing have access to the RotherCare Community Alarm system which provides help in an emergency. A warden will visit the tenants on a regular basis (according to the agreement reached between the tenant and RMBC). There are also leisure activities such as bingo provided.

Rotherham will have 3 Extra Care Housing schemes situated in Stag, Swinton and Herringthorpe (opening in February 2009). These three schemes are modern, purpose built accommodation for people aged over 55 who need care for a minimum of 4 hours a week (either provided by unpaid family carers or a care agency). Accommodation in Extra Care Housing schemes can either be a 1 or 2 bedroom flat or a 2 bedroom bungalow alongside a resource centre. The accommodation can either be rented or part-owned. The schemes can have the following facilities; café, laundry, hobby/activity room, hairdresser and shop. Care staff work on the site and are available 24 hours a day. The ethos behind Extra Care Housing is that people remain in their own homes with support to maintain their independence for as long as possible. Some local authorities say that Extra Care Housing has resulted in fewer numbers of older people being admitted to residential or nursing homes as they are remaining independent for longer.



**Question 9:** As you think about your accommodation needs, how important would the following factors be in making you consider moving to sheltered or supported housing for older people or Extra Care Housing?

	1	2	3	4	5	0
	Very Important	Quite Important	Not very important	Not at all important	Don't know	No answer
1 Your home is not suitable for adaptation to meet your needs	<b>35.5%</b>	19.1%	5.6%	5.2%	8.8%	25.9%
2 Becoming lonely and isolated in your own home	<b>35.1%</b>	22.3%	7.6%	5.6%	6.8%	22.7%
3 Becoming confused or frail	<b>39.8%</b>	17.9%	2.8%	6.0%	6.8%	26.7%
4 Being in a complex with other people of the same age	<b>29.9%</b>	23.1%	12.0%	6.8%	6.8%	21.5%
5 Feeling unsafe and vulnerable in your own home	<b>40.2%</b>	21.9%	3.6%	4.0%	5.6%	24.7%
6 Having organised leisure activities	<b>23.9%</b>	17.9%	13.1%	12.0%	6.8%	26.3%

**Question 10:** If you did decide to move to specialist housing in the future, how important would the following factors be in choosing a suitable specialist housing scheme?

	1	2	3	4		0	
	Very Important	Quite Important	Not very important	Not at all important	Don't know	No answer	
1	Being able to buy the property rather than rent	8.0%	3.6%	13.5%	<b>36.7%</b>	6.0%	32.3%
2	A property with ground floor access	<b>64.1%</b>	13.1%	2.8%	2.4%	1.2%	16.3%
3	A property with at least one spare bedroom	<b>58.2%</b>	14.3%	6.4%	4.8%	0.4%	15.9%
4	A scheme in the community in which you currently live	<b>37.8%</b>	17.1%	11.2%	8.0%	1.6%	24.3%
5	A scheme near friends and family	<b>49.8%</b>	19.5%	6.4%	3.2%	0.8%	20.3%
6	A scheme with a garden and outside space	<b>29.9%</b>	19.5%	13.1%	11.2%	1.6%	24.7%
7	Parking space for car and visitors	<b>43.0%</b>	24.3%	8.0%	4.0%	0.8%	19.9%
8	A scheme with easy access to public transport	<b>57.8%</b>	16.7%	2.8%	3.2%	1.2%	18.3%
9	A scheme near shops, cafés, libraries, etc.	<b>55.4%</b>	17.9%	2.8%	3.2%	1.6%	19.1%
10	A large Extra Care Housing village with shops, café, pub, gym, wellbeing clinic on site	<b>30.3%</b>	21.5%	10.0%	8.4%	2.4%	27.5%
11	A scheme where you had the opportunity to take part in as many or as few activities as you wished	12.7%	15.1%	<b>21.1%</b>	19.1%	3.2%	28.7%
12	A scheme that catered for your cultural and religious requirements	12.7%	15.1%	<b>21.1%</b>	19.1%	3.2%	28.7%

**Thank you for taking part in this survey.**

**Neighbourhoods and Adult Services Directorate**

**Commissioning and Partnerships**

**Survey of Needs and Aspirations  
for Housing After Retirement**

**April 2009**

**Contact Officer:** Christine Marriott, Policy and Strategy Officer ext 3206

## Background and Objectives

Over the next 17 years Rotherham the population of older people is predicted to increase by 18,000. This represents significant challenges for the Council in balancing the housing requirements of today but also making best use of our current housing assets and coordinating the delivery of future capital programmes from all sectors in a way in which improves the range and quality of housing fit for future generations.

Central Government's vision for housing within an ageing society and in particular for specialist housing describes a future where "strong values of active ageing and inclusion, and a focus on improving well-being will underpin good quality services. Choice and control of services will mean that leisure and learning are as likely to feature as much as good health and care that guarantee ageing in place"<sup>11</sup>

The first phase of consultation took place in February 2009. This took the form of a questionnaire which was circulated to a random sample of 500 people aged over 55 on the Online Housing Management System waiting to be rehoused, the Older People's Forum and BME day care service users.

The questionnaire findings were fed into a research paper which will in turn, form the basis of an Older People's Accommodation Strategy.

## Sampling

A random sample of 500 people aged over 55 waiting to be rehoused on Online Housing Management System, 14 questionnaires were sent to the Older People's Forum and 30 questionnaires were sent to the BME Day Care Centre.

63 people of the 544 (11.6%) sample were of BME background.

## Methodology

A postal methodology was used for the majority of the fieldwork of this questionnaire. Face to face interviews were held at the BME day care centre.

## The Questionnaire

The questionnaire was printed with large black print. A separate covering letter was enclosed with the questionnaire. The letter was personally addressed.

## Reliability of the Data

It should be remembered that only a small sample of the older people population of Rotherham took part in this survey.

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<sup>11</sup> Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society 2008 DoH

## Response Rate

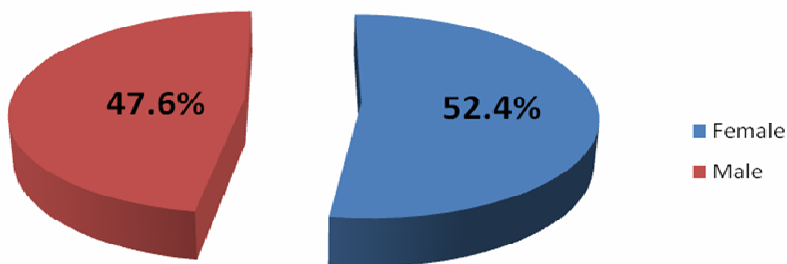
The overall response rate achieved was 46.1% which equates to 251 surveys completed and returned.

## Confidentiality

Participants in the survey were assured that the survey was completely anonymous and confidential.

## Sample Profile

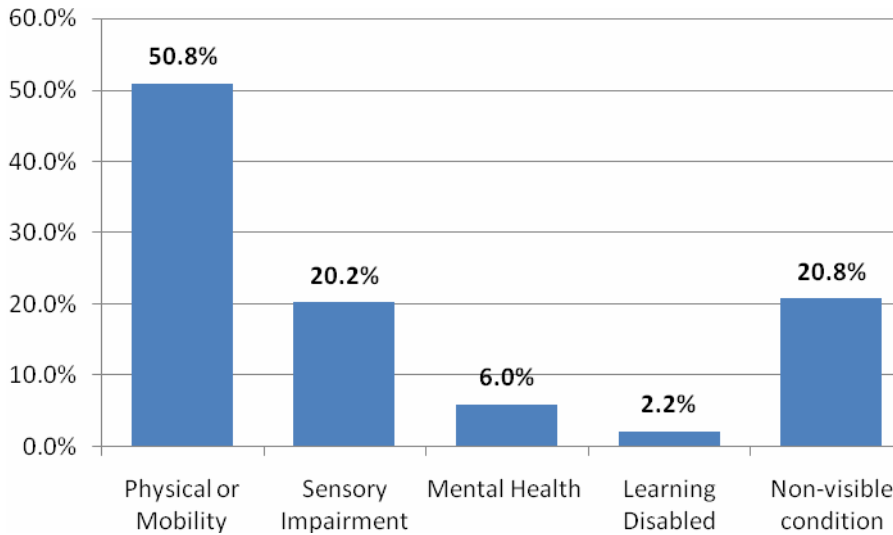
### Gender



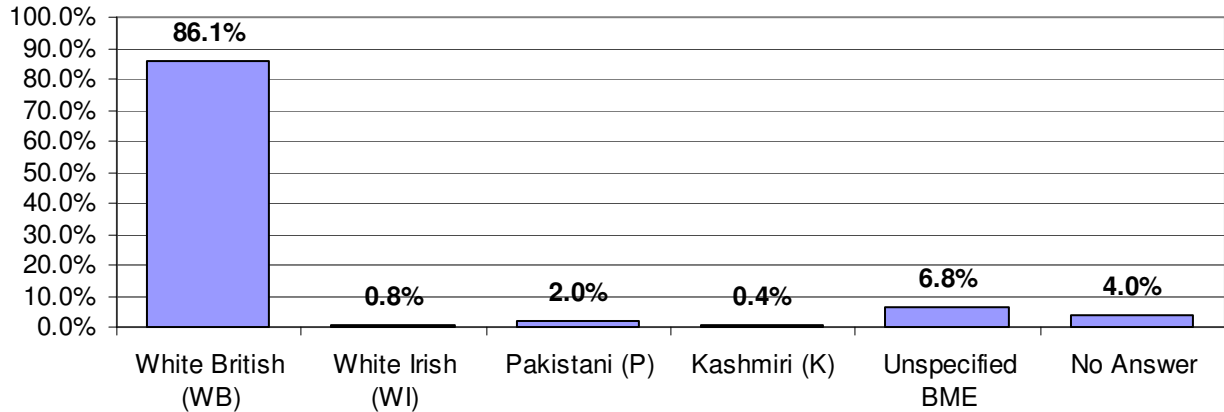
Base: 225 respondents

### Disability type of respondents

222 respondents considered themselves to be disabled, 183 of these people categorised their disability as follows:



### Ethnicity of Respondents



## Main Findings

Just over half the respondents to the survey were female. Over three quarters of the respondents were White British (86.1%) with 9.2% from a BME background. The age groups were split evenly.

Over half (59.0%) of the respondents lived with their spouse/partner, a family member or child and rented their current home from Rotherham Metropolitan Borough Council. A quarter of the respondents owned or mortgaged their own, just under 10% rented from a private landlord or RSL.

Just under half of the respondents (43.8%) lived in accommodation with 3 bedrooms with a third living in a property with 2 bedrooms.

## Aspirations for the future

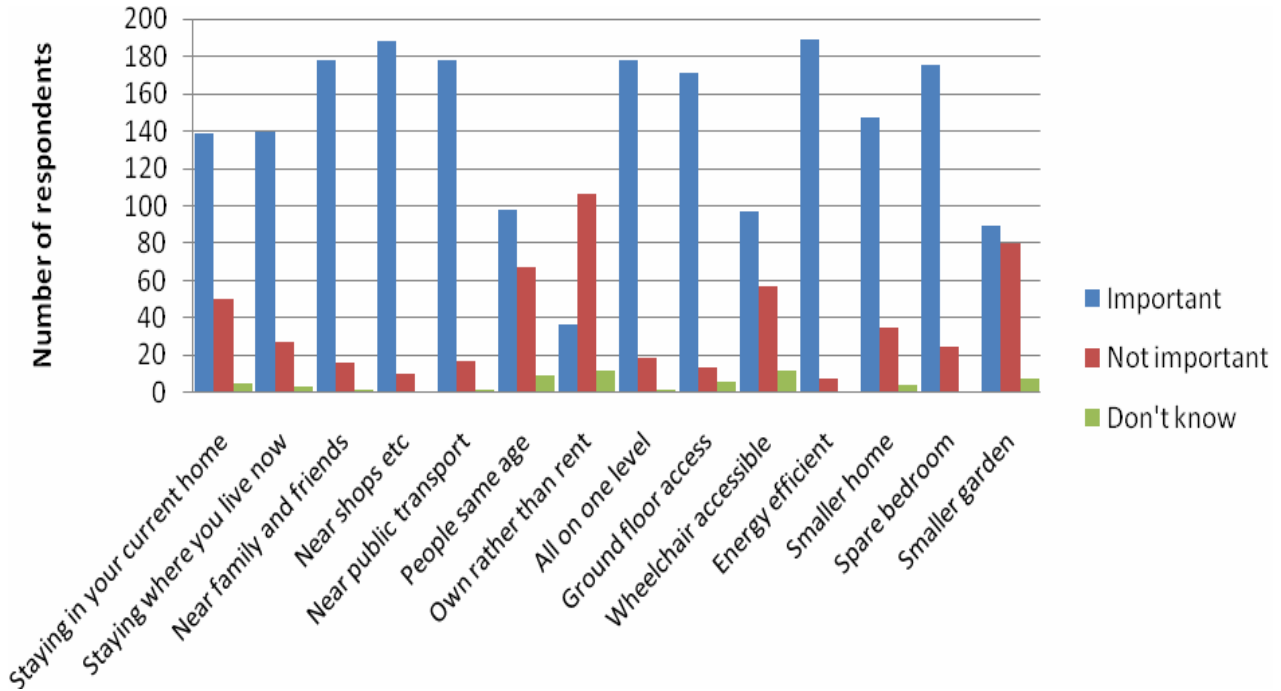
When asked “As you think of the future, how important do you expect the following things will be in determining the type of housing you want” the factors which were felt to be the most important were (ie, the responses ‘very important’ or ‘quite important’ were ticked):

- An energy efficient home which is cheap to heat – 95.4%
- Accommodation near shops and other services (eg, doctor) – 94.5%
- Accommodation near friends and family - 90.8%
- Accommodation within easy access to public transport – 90.4%
- Accommodation with ground floor access – 89.5%
- Accommodation which is all on one level – 89.4%
- Accommodation with at least one spare bedroom - 87.1%
- Accommodation in the community in which you currently live - 82.4%
- A smaller home which is easy to look after – 79.0%
- Staying in your current home - 71.7%
- Accommodation which is wheelchair accessible – 58.5%

Owning rather than renting a home was felt not to be important with 68.4% of respondents ticking the ‘not very important’ and ‘not at all important’ boxes, but it is important to remember that the majority of the people who completed the questionnaires already lived in rented accommodation.

Opinions were evenly divided on living in accommodation with a smaller or shared garden with 50.3% feeling it was important and 45.2% who felt it was not important.

As 79% of the respondents stating that they would envisage requiring a smaller home which is easier to look after, it would be safe to assume that if accessible, affordable, energy efficient accommodation in desirable areas was on offer to people aged over 55 a number of 3 bedroom family homes would be released for rental.



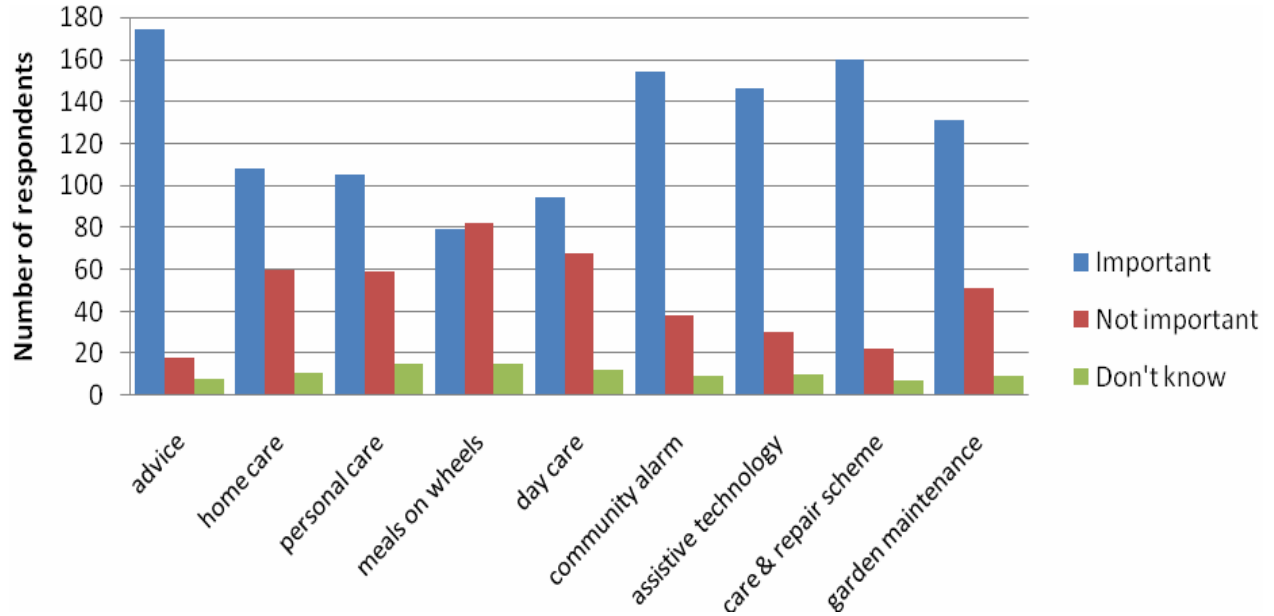
## Services required in the future to remain living at home

When asked “how important do you think the following services will be to enable you to remain living in your own home” the following services were felt to be important ie, the responses ‘very important’ or ‘quite important’ were ticked):

- General assistance to help you get advice about benefits or housing repairs – 87.0%
- Care and Repair scheme providing assistance in maintaining homes and obtaining aids and adaptations – 84.6%
- Assistive Technology, ie, fall detectors or bogus caller alarms – 78.5%
- Community alarm service – 76.6%
- A garden maintenance scheme – 68.6%
- Home care – 60.3%
- Personal care (help getting dressed or to have a wash etc) – 58.6%
- Day care – 54.0%

Interestingly, opinions were evenly split between respondents on the community meals service with 44.9% feeling it was important and 46.6% feeling that it was not important (8.5% didn’t know how important this would be for them in the future).

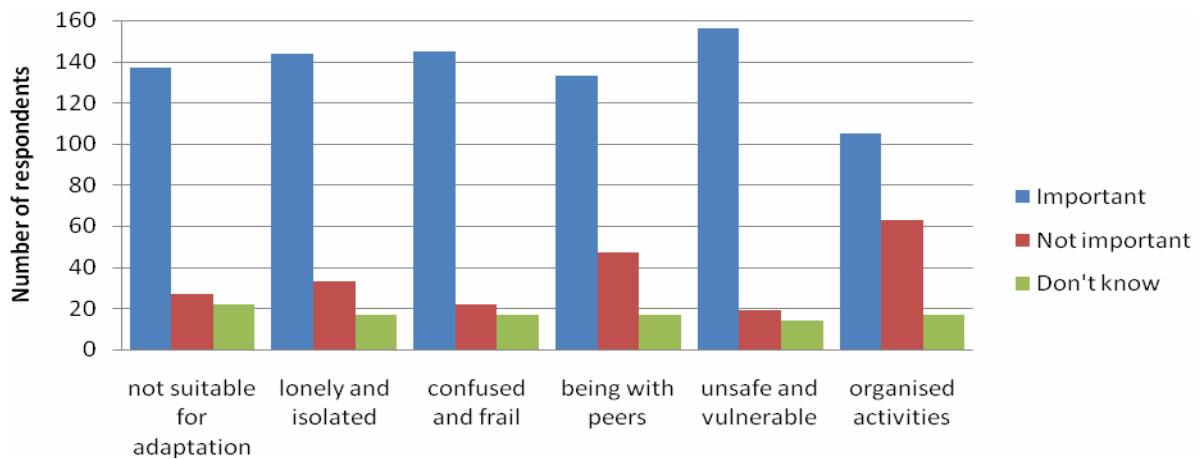




## What would make older people consider moving to specialist housing?

The following factors were felt to be important in making an individual move to sheltered or supported housing for older people or Extra Care Housing:

- Feeling unsafe and vulnerable in your own home – 82.5%
- Becoming confused or frail – 78.8%
- Becoming lonely and isolated in current home – 74.3%
- Home not suitable for adaptation to meet care and support needs – 73.6%
- Being in a complex with other people of the same age – 67.5%
- Having organised leisure activities – 56.7%



## **What factors would make specialist housing a desirable option?**

Respondents were asked to consider how important a list of factors would be in choosing a suitable housing scheme. The outcomes were:

- Property with ground floor access – 92.4%
- A scheme with easy access to public transport – 91.2%
- A scheme near shops, cafes, library etc – 90.7%
- A scheme near your family and friends – 87.0%
- A property with at least one spare bedroom – 86.3%
- Parking space for car and visitor parking – 84.0%
- A scheme in the community in which you currently live – 72.6%
- A large Extra Care Housing village with shops, café, pub, gym well being clinic etc on site – 71.5%
- A scheme with a garden and outside space – 65.6%

The following were not felt to be important:

- Being able to buy the property rather than rent – 64.1% (again, it is important to remember that the majority of the people who completed the questionnaires already lived in rented accommodation).
- A scheme where you had the opportunity to take part in as many or few activities as you wished – 56.4%
- A scheme that caters for your cultural and religious requirements – 56.4%

## Appendix 1

## Tables of responses

## Q1

**How old are you now?**

	n	%
55-59	48	19.1%
60-64	45	17.9%
65-69	35	13.9%
70-74	36	14.3%
75-79	39	15.5%
80 or over	48	19.1%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

## Q2

**Do you currently live alone?**

	n	%
Yes	102	41.0%
No	147	59.0%
<b>Total</b>	<b>249</b>	<b>100.0%</b>

## Q3

**If you don't live alone, who do you live with?**

	n	%
Spouse or partner	113	72.0%
Children	25	15.9%
Another family member	17	10.8%
Non family member	2	1.3%
<b>Total</b>	<b>157</b>	<b>100.0%</b>

## Q4

**Which of the following best describes where you live at present?**

	n	%
Own/mortgage home	62	24.9%
Rent from RMBC	159	63.9%
Rent from Private Landlord	13	5.2%
Rent from Housing Association	11	4.4%
Other	4	1.6%
<b>Total</b>	<b>249</b>	<b>100.0%</b>

## Q5

**Do you live in any of the following types of special housing?**

	n	%
Sheltered Housing	24	9.6%
House Adapted for use by a person with a physical or sensory impairment	24	9.6%
Extra Care Housing	5	2.0%
None of the above	181	72.1%
No Answer	17	6.8%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

**Q6****How many bedrooms do you have in your home?**

	n	%
Bed-sit	2	0.8%
1 separate bedroom	41	16.3%
2 bedrooms	86	34.3%
3 bedrooms	109	43.4%
4 or more bedrooms	11	4.4%
No Answer	2	0.8%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

**Q7a****How important are the following things? Staying in your current home**

	n	%
Very Important	108	55.7%
Quite Important	31	16.0%
Not Very Important	24	12.4%
Not At All Important	26	13.4%
Don't Know	5	2.6%
<b>Total</b>	<b>194</b>	<b>100.0%</b>

**Q7b****How important are the following things? Accommodation in the community in which you currently live**

	n	%
Very Important	89	52.4%
Quite Important	51	30.0%
Not Very Important	18	10.6%
Not At All Important	9	5.3%
Don't Know	3	1.8%
<b>Total</b>	<b>170</b>	<b>100.0%</b>

**Q7c****How important are the following things? Accommodation near friends and family**

	n	%
Very Important	135	68.9%
Quite Important	43	21.9%
Not Very Important	14	7.1%
Not At All Important	2	1.0%
Don't Know	2	1.0%
<b>Total</b>	<b>196</b>	<b>100.0%</b>

**Q7d****How important are the following things? Accommodation near shops and other services eg doctor**

	n	%
Very Important	144	72.4%
Quite Important	44	22.1%
Not Very Important	9	4.5%
Not At All Important	1	0.5%
Don't Know	1	0.5%

<b>Total</b>	<b>199</b>	<b>100.0%</b>
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**Q7e****How important are the following things? Accommodation within easy access to public transport**

	n	%
Very Important	140	71.1%
Quite Important	38	19.3%
Not Very Important	14	7.1%
Not At All Important	3	1.5%
Don't Know	2	1.0%
<b>Total</b>	<b>197</b>	<b>100.0%</b>

**Q7f****How important are the following things? Accommodation in a complex of flats with people same age**

	n	%
Very Important	47	27.0%
Quite Important	51	29.3%
Not Very Important	43	24.7%
Not At All Important	24	13.8%
Don't Know	9	5.2%
<b>Total</b>	<b>174</b>	<b>100.0%</b>

**Q7g****How important are the following things? Accommodation which you own rather than rent**

	n	%
Very Important	19	12.3%
Quite Important	18	11.6%
Not Very Important	33	21.3%
Not At All Important	73	47.1%
Don't Know	12	7.7%
<b>Total</b>	<b>155</b>	<b>100.0%</b>

**Q7h****How important are the following things? Accommodation which is all on one level**

	n	%
Very Important	138	69.3%
Quite Important	40	20.1%
Not Very Important	9	4.5%
Not At All Important	10	5.0%
Don't Know	2	1.0%
<b>Total</b>	<b>199</b>	<b>100.0%</b>

**Q7i****How important are the following things? Accommodation with ground floor access**

	n	%
Very Important	133	69.6%
Quite Important	38	19.9%
Not Very Important	6	3.1%

Not At All Important	8	4.2%
Don't Know	6	3.1%
<b>Total</b>	<b>191</b>	<b>100.0%</b>

**Q7j****How important are the following things? Accommodation which is wheelchair accessible**

	n	%
Very Important	64	38.6%
Quite Important	33	19.9%
Not Very Important	33	19.9%
Not At All Important	24	14.5%
Don't Know	12	7.2%
<b>Total</b>	<b>166</b>	<b>100.0%</b>

**Q7k****How important are the following things? An energy efficient home which is cheap to heat**

	n	%
Very Important	165	83.3%
Quite Important	24	12.1%
Not Very Important	6	3.0%
Not At All Important	2	1.0%
Don't Know	1	0.5%
<b>Total</b>	<b>198</b>	<b>100.0%</b>

**Q7k****How important are the following things? A smaller home which is easy to look after**

	n	%
Very Important	106	57.0%
Quite Important	41	22.0%
Not Very Important	19	10.2%
Not At All Important	16	8.6%
Don't Know	4	2.2%
<b>Total</b>	<b>186</b>	<b>100.0%</b>

**Q7l****How important are the following things? Accommodation with at least one spare bedroom**

	n	%
Very Important	135	67.2%
Quite Important	40	19.9%
Not Very Important	18	9.0%
Not At All Important	7	3.5%
Don't Know	1	0.5%
<b>Total</b>	<b>201</b>	<b>100.0%</b>

**Q7m****How important are the following things? Accommodation with a smaller or shared garden**

	n	%
Very Important	49	27.7%
Quite Important	40	22.6%
Not Very Important	43	24.3%
Not At All Important	37	20.9%
Don't Know	8	4.5%
<b>Total</b>	<b>177</b>	<b>100.0%</b>

## Q8a

**How important are the following services?****General assistance to help you get advice about benefits or housing repairs**

	n	%
Very Important	124	62.0%
Quite Important	50	25.0%
Not Very Important	9	4.5%
Not At All Important	9	4.5%
Don't Know	8	4.0%
<b>Total</b>	<b>200</b>	<b>100.0%</b>

## Q8b

**How important are the following services? Home Care**

	n	%
Very Important	62	34.6%
Quite Important	46	25.7%
Not Very Important	40	22.3%
Not At All Important	20	11.2%
Don't Know	11	6.1%
<b>Total</b>	<b>179</b>	<b>100.0%</b>

## Q8c

**How important are the following services? Personal Care**

	n	%
Very Important	62	34.6%
Quite Important	43	24.0%
Not Very Important	32	17.9%
Not At All Important	27	15.1%
Don't Know	15	8.4%
<b>Total</b>	<b>179</b>	<b>100.0%</b>

## Q8d

**How important are the following services? Community Meals Service**

	n	%
Very Important	37	21.0%
Quite Important	42	23.9%
Not Very Important	38	21.6%
Not At All Important	44	25.0%
Don't Know	15	8.5%
<b>Total</b>	<b>176</b>	<b>100.0%</b>

## Q8d

**How important are the following services? Day care services**

	n	%
Very Important	44	25.3%
Quite Important	50	28.7%
Not Very Important	28	16.1%
Not At All Important	40	23.0%
Don't Know	12	6.9%
<b>Total</b>	<b>174</b>	<b>100.0%</b>

**Q8e****How important are the following services? Community Alarm**

	n	%
Very Important	113	56.2%
Quite Important	41	20.4%
Not Very Important	20	10.0%
Not At All Important	18	9.0%
Don't Know	9	4.5%
<b>Total</b>	<b>201</b>	<b>100.0%</b>

**Q8f****How important are the following services? Assistive Technology**

	n	%
Very Important	103	55.4%
Quite Important	43	23.1%
Not Very Important	15	8.1%
Not At All Important	15	8.1%
Don't Know	10	5.4%
<b>Total</b>	<b>186</b>	<b>100.0%</b>

**Q8g****How important are the following services? Care and repair scheme**

	n	%
Very Important	115	60.8%
Quite Important	45	23.8%
Not Very Important	11	5.8%
Not At All Important	11	5.8%
Don't Know	7	3.7%
<b>Total</b>	<b>189</b>	<b>100.0%</b>

**Q8h****How important are the following services? Garden maintenance scheme**

	n	%
Very Important	83	43.5%
Quite Important	48	25.1%
Not Very Important	27	14.1%
Not At All Important	24	12.6%
Don't Know	9	4.7%
<b>Total</b>	<b>191</b>	<b>100.0%</b>

**Q9a****How important are the following factors in considering sheltered housing or Extra Care Housing?**

Your home is not suitable for adaptation to meet your needs	n	%
Very Important	89	47.8%
Quite Important	48	25.8%
Not Very Important	14	7.5%
Not At All Important	13	7.0%
Don't Know	22	11.8%
<b>Total</b>	<b>186</b>	<b>100.0%</b>



**Q9b****How important are the following factors in considering sheltered housing or Extra Care Housing?**

Becoming lonely and isolated in your own home	n	%
Very Important	88	45.4%
Quite Important	56	28.9%
Not Very Important	19	9.8%
Not At All Important	14	7.2%
Don't Know	17	8.8%
<b>Total</b>	<b>194</b>	<b>100.0%</b>

**Q9c****How important are the following factors in considering sheltered housing or Extra Care Housing?**

Becoming confused or frail	n	%
Very Important	100	54.3%
Quite Important	45	24.5%
Not Very Important	7	3.8%
Not At All Important	15	8.2%
Don't Know	17	9.2%
<b>Total</b>	<b>184</b>	<b>100.0%</b>

**Q9d****How important are the following factors in considering sheltered housing or Extra Care Housing?**

Being in a complex with other people of the same age	n	%
Very Important	75	38.1%
Quite Important	58	29.4%
Not Very Important	30	15.2%
Not At All Important	17	8.6%
Don't Know	17	8.6%
<b>Total</b>	<b>197</b>	<b>100.0%</b>

**Q9e****How important are the following factors in considering sheltered housing or Extra Care Housing?**

Feeling unsafe and vulnerable in your own home	n	%
Very Important	101	53.4%
Quite Important	55	29.1%
Not Very Important	9	4.8%
Not At All Important	10	5.3%
Don't Know	14	7.4%
<b>Total</b>	<b>189</b>	<b>100.0%</b>

**Q9f****How important are the following factors in considering sheltered housing or Extra Care Housing?**

Having organised leisure activities	n	%
Very Important	60	32.4%
Quite Important	45	24.3%
Not Very Important	33	17.8%
Not At All Important	30	16.2%
Don't Know	17	9.2%
<b>Total</b>	<b>185</b>	<b>100.0%</b>

**Q10a****If you decided to move to specialist housing, how important are the following factors?**

<b>Being able to buy the property rather than rent</b>	n	%
Very Important	20	11.8%
Quite Important	9	5.3%
Not Very Important	34	20.0%
Not At All Important	92	54.1%
Don't Know	15	8.8%
<b>Total</b>	<b>170</b>	<b>100.0%</b>

**Q10b****If you decided to move to specialist housing, how important are the following factors?**

<b>A property with ground floor access</b>	n	%
Very Important	161	76.7%
Quite Important	33	15.7%
Not Very Important	7	3.3%
Not At All Important	6	2.9%
Don't Know	3	1.4%
<b>Total</b>	<b>210</b>	<b>100.0%</b>

**Q10c****If you decided to move to specialist housing, how important are the following factors?**

<b>A property with at least one spare bedroom</b>	n	%
Very Important	146	69.2%
Quite Important	36	17.1%
Not Very Important	16	7.6%
Not At All Important	12	5.7%
Don't Know	1	0.5%
<b>Total</b>	<b>211</b>	<b>100.0%</b>

**Q10d****If you decided to move to specialist housing, how important are the following factors?**

<b>A scheme in the community in which you currently live</b>	n	%
Very Important	95	50.0%
Quite Important	43	22.6%
Not Very Important	28	14.7%
Not At All Important	20	10.5%
Don't Know	4	2.1%
<b>Total</b>	<b>190</b>	<b>100.0%</b>

**Q10e****If you decided to move to specialist housing, how important are the following factors?**

<b>A scheme near friends and family</b>	n	%
Very Important	125	62.5%
Quite Important	49	24.5%
Not Very Important	16	8.0%
Not At All Important	8	4.0%
Don't Know	2	1.0%
<b>Total</b>	<b>200</b>	<b>100.0%</b>

## Q10f

**If you decided to move to specialist housing, how important are the following factors?**

<b>A scheme with a garden and outside space</b>	<b>n</b>	<b>%</b>
Very Important	75	39.7%
Quite Important	49	25.9%
Not Very Important	33	17.5%
Not At All Important	28	14.8%
Don't Know	4	2.1%
<b>Total</b>	<b>189</b>	<b>100.0%</b>

## Q10g

**If you decided to move to specialist housing, how important are the following factors?**

<b>Parking space for car and visitors</b>	<b>n</b>	<b>%</b>
Very Important	108	53.7%
Quite Important	61	30.3%
Not Very Important	20	10.0%
Not At All Important	10	5.0%
Don't Know	2	1.0%
<b>Total</b>	<b>201</b>	<b>100.0%</b>

## Q10h

**If you decided to move to specialist housing, how important are the following factors?**

<b>A scheme with easy access to public transport</b>	<b>n</b>	<b>%</b>
Very Important	145	70.7%
Quite Important	42	20.5%
Not Very Important	7	3.4%
Not At All Important	8	3.9%
Don't Know	3	1.5%
<b>Total</b>	<b>205</b>	<b>100.0%</b>

## Q10i

**If you decided to move to specialist housing, how important are the following factors?**

<b>A scheme near shops, cafés, libraries, etc.</b>	<b>n</b>	<b>%</b>
Very Important	139	68.5%
Quite Important	45	22.2%
Not Very Important	7	3.4%
Not At All Important	8	3.9%
Don't Know	4	2.0%
<b>Total</b>	<b>203</b>	<b>100.0%</b>

## Q10j

**If you decided to move to specialist housing, how important are the following factors?**

<b>A large Extra Care Housing village with shops, café, pub, gym, wellbeing clinic on site</b>	<b>n</b>	<b>%</b>
Very Important	76	41.8%
Quite Important	54	29.7%
Not Very Important	25	13.7%
Not At All Important	21	11.5%
Don't Know	6	3.3%
<b>Total</b>	<b>182</b>	<b>100.0%</b>

## Q10k

**If you decided to move to specialist housing, how important are the following factors?**

**A scheme where you had the opportunity to take part in as many or as few activities as you wished**

	n	%
Very Important	32	12.7%
Quite Important	38	15.1%
Not Very Important	53	21.1%
Not At All Important	48	19.1%
Don't Know	8	3.2%
No Answer	72	28.7%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

## Q10l

**If you decided to move to specialist housing, how important are the following factors?**

**A scheme that catered for your cultural and religious requirements**

	n	%
Very Important	32	17.9%
Quite Important	38	21.2%
Not Very Important	53	29.6%
Not At All Important	48	26.8%
Don't Know	8	4.5%
<b>Total</b>	<b>179</b>	<b>100.0%</b>

<b>Gender</b>	n	%
Female	118	47.0%
Male	107	42.6%
No Answer	26	10.4%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

<b>Do you consider yourself to be disabled?</b>	n	%
Yes	136	54.2%
No	86	34.3%
No answer	29	11.6%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

<b>What is your disability?</b>	n	%
Physical or Mobility	93	50.8%
Sensory Impairment	37	20.2%
Mental Health	11	6.0%
Learning Disabled	4	2.2%
Non-visible condition	38	20.8%
<b>Total</b>	<b>183</b>	<b>100.0%</b>

<b>Age</b>	n	%
50-59	46	18.3%
60-69	79	31.5%
70-79	72	28.7%
80-89	32	12.7%
90+	2	0.8%
No Answer	20	8.0%
<b>Total</b>	<b>251</b>	<b>100.0%</b>

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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<b>1</b>	<b>Meeting:</b>	<b>Cabinet Member for Health and Social Care</b>
<b>2</b>	<b>Date:</b>	<b>Monday 6 July 2009</b>
<b>3</b>	<b>Title:</b>	<b>Adult Services Revenue Budget Monitoring Report 2009/10.</b>
<b>4</b>	<b>Directorate :</b>	<b>Neighbourhoods and Adult Services</b>

## **5 Summary**

**This Budget Monitoring Report provides a financial forecast for the Adult Services Department within the Neighbourhoods and Adult Services Directorate to the end of March 2010 based on actual income and expenditure to the end of May 2009.**

The forecast for the financial year 2009/10 is an overall balanced budget assuming achievement of management actions to offset initial pressures identified within the budget. Management Actions are currently being identified and quantified and will be included in the next revenue monitoring report.

## **6 Recommendations**

**Members are asked to note:**

**The latest financial projection against budget for the year based on actual income and expenditure to the end of May 2009 for Adult Services.**

## **7 Proposals and Details**

### **7.1 The Current Position**

- 7.1.1 The approved net revenue budget for Adult Services for 2009/10 is £72.9m. Included in the approved budget was additional funding for demographic and existing budget pressures together with a number of new investments and efficiency savings identified through the 2009/10 budget setting process.
- 7.1.2 The first budget monitoring report for Adult Services shows some underlying pressures of £256,000, however management actions are currently being identified to mitigate these budget pressures.
- 7.1.3 The latest year end forecast shows there are potential underlying budget pressures on Direct Payments, within Physical and Sensory Disabilities and Older Peoples Services due to increased numbers, these are being monitored closely. Additional one-off expenditure is being incurred in respect of security costs for the former residential care homes prior to transferring to the Council's property bank. Other budget pressures are due to delays in the implementation of budget savings agreed as part of the budget setting process for 2009/10 in respect of laundry and meals on wheels.
- 7.1.4 These pressures have been reduced by additional income from continuing health care funding from Health for placements within Learning Disability Services. Savings within independent residential care due to an increase in the number of discharges, further savings on the reconfiguration of extra care housing and slippage in recruitment to a number of new posts where additional funding was agreed within the budget process. Further management actions are being identified within the Directorate to contain expenditure within the approved budget.

### **7.2 Current Action**

- 7.2.1 To mitigate the financial pressures within the service all vacancies continue to require the approval of the Service Directors. Budget meetings with Service Directors and managers have been arranged on a monthly basis to monitor financial performance against approved budget and consider potential options for managing expenditure within budget.

## **8. Finance**

Finance details are included in section 7 above and the attached appendix shows a summary of the overall financial projection for each main client group.

## 9. Risks and Uncertainties

There are a number of underlying pressures within the service which continue to be reviewed and closely monitored. The report assumes the achievement of the savings associated with shifting the balance of home care from in-house provision to independent sector provision, which experienced delays in 2008-09.

Management Action Plans are being developed to address the initial budget pressures including the consideration of the impact of any decisions on the Key Performance Indicators. Careful scrutiny of expenditure and income and close budget monitoring remains essential to ensure equity of service provision for adults across the Borough within existing budgets.

## 10. Policy and Performance Agenda Implications

The delivery of Adult Services within its approved cash limit is vital to achieving the objectives of the Council and the CSCI Outcomes Framework for Performance Assessment of Adult Social Care. Financial performance is also a key element within the assessment of the Council's overall performance.

## 11. Background Papers and Consultation

- Report to Cabinet on 25 February 2009 –Proposed Revenue Budget and Council Tax for 2009/10.
- The Council's Medium Term Financial Strategy (MTFS) 2008-2011.

This report has been discussed with the Strategic Director of Neighbourhoods and Adult Services and the Strategic Director of Finance.

**Contact Name:** Mark Scarrott – Finance Manager (Adult Services), *Financial Services x 2007, email Mark.Scarrott@rotherham.gov.uk.*

**ADULT SOCIAL SERVICES  
REVENUE BUDGET MONITORING SUMMARY**

Last Net Projected Variance £	Directorate/Service Area	EXPENDITURE/INCOME TO DATE (As at 31st May 2009)						PROJECTED OUT-TURN						Revised Financial RAG Status	Note			
		Expenditure			Income			Net			Net							
		Profiled Budget £	Actual Spend to date £	Variance (Over (+) / Under (-) Spend) £	Profiled Budget £	Actual Income to date £	Variance (Over (+) / Under (-) Recovered) £	Profiled Budget £	Actual Net Expenditure to date £	Variance (Over (+) / Under (-) Spend) £	Annual Budget £	Proj'd out turn £	Variance (Over (+) / Under (-) Spend) £			Current Financial RAG Status	Financial Impact of Management Action £	Revised Projected Year end Variance Over(+)/Under(-) spend £
	<b>Commissioning, Quality &amp; Performance</b>																	
0	Commissioning & Partnerships	1,868	1,868	0	(3)	(3)	0	(837)	(835)	0	5,113	5,113	0	Green	0	0	Green	1
	<b>Assessment &amp; Care Management</b>																	
0	Older People Assessment & Care Management	4,600	4,621	21	(454)	(459)	(5)	5	5	16	24,271	24,307	36	Red	(14)	22	Red	2
0	Physical Dis Assessment & Care Management	444	454	10	(130)	(140)	(10)	314	314	0	6,088	6,066	(22)	Green	0	(22)	Green	3
0	<b>Assessment Care Management</b>	5,044	5,075	31	(584)	(599)	(15)	319	319	16	30,359	30,373	14		(14)	0		
	<b>Independent Living</b>																	
0	Older People Independent Living	94	94	0	(61)	(61)	0	33	33	0	1,986	1,904	(82)	Green	0	(82)	Green	4
	<b>Health &amp; Well Being</b>																	
0	Older People Health & Well Being	2,757	2,812	55	(32)	(32)	0	2,725	2,780	55	15,413	15,855	442	Red	(242)	200	Red	5
0	Learning Disabilities	3,481	3,494	13	(1,046)	(1,059)	(13)	2,435	2,435	0	15,693	15,609	(84)	Green	0	(84)	Green	6
0	Mental Health	594	590	(4)	(29)	(29)	0	565	561	(4)	4,304	4,270	(34)	Green	0	(34)	Green	7
0	<b>Total Adult Social Services</b>	13,838	13,933	95	(1,755)	(1,783)	(28)	5,240	5,293	67	72,868	73,124	256		(256)	0		



**Reason for Variance's)**

**NOTES Reasons for Variance's) and Proposed Actions**

*the revised RAG status*

**Main Reasons for Variance**

**1 Commissioning & Partnerships**

Potential pressures on corporate charges (i.e. insurance, external audit costs), forecast unmet vacancy factor and a number of unfunded posts. Management actions to reduce potential budget pressures being identified including planned slippage on recruitment to new posts.

**Assessment and Care Management**

**2 Older Peoples Services (Independent)**

Increase in discharges, therefore 6 fewer people require funding.(-£78K) Preserved rights cost increased slightly more than anticipated (£22K) Current forecast overspend on Direct Payments (£96K), review being undertaken.

**3 Physical & Sensory Disabilities**

Additional Continuing care income on supported living scheme (-£158K) Pressure on direct Payments budgets as number of clients increase (21 new care packages since April (£190k),further work being undertaken Utilisation of grants (-£46K) to reduce budget pressure

**4 Independent Living**

Reconfiguration of Extra Care Housing , Bakersfield Court (-£96K) Under recovery of Income on Rothercare service (£81K) being investigated. Overspend on Community Support workers (£13K) at St Anne's .

**Health and Well Being**

**5 Older Peoples Services (In House)**

Initial projected underspend on staffing of new homes (-£61K). One off additional cost incurred in closing residential homes including security & removal of utilities (£295K) Slippage on cessation of Laundry Service (£105k),Meals on Wheels service (£46K) & Bathing service (£32K) agreed in budget setting process. Utilization of grant monies (-£37K). Slippage on filling modernisation manager post (-£24K) to reduce pressures.

**6 Learning Disabilities**

Additional Continuing care income (-£203K) from health. Reduction in care packages at Ladycroft (-£12K) Under spend on Ravenfield supported living scheme -(£24K) Continuing pressure on transport services (£156K)

**7 Mental Health**

Projected under spend on residential care at this stage (-£30k) .

**Finance Performance Clinics**

Monthly finance clinics are held with each Service Director and their budget holders to monitor actual and planned spend against approved budget. Management actions are currently being identified to offset initial budget pressures.

By virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted