

Summary Sheet

Council Report

Overview and Scrutiny Management Board 13 January 2017

Title

Health Select Commission sub-group: Older People's Housing

Is this a Key Decision and has it been included on the Forward Plan?

It is in relation to a key decision on the Forward Plan.

Strategic Director Approving Submission of the Report

Shokat Lal, Assistant Chief Executive

Report Author(s)

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Ward(s) Affected

All

Executive Summary

A sub-group of the Health Select Commission undertook a scrutiny session regarding housing for older people in Rotherham. Members wished to carry out this work given the close links between housing, adult social care and health in terms of maintaining people's independence and enabling them to live in their own home. This report outlines the recommendations and includes the response from Housing and Neighbourhood Services.

Recommendations

That the Overview and Scrutiny Management Board:

- 1 Considers and comments on the report.
- 2 Agrees that as Improving Places Select Commission scrutinises delivery of the Housing Strategy this will incorporate progress on delivery of older people's housing.

Appendices Included

Appendix 1 – Response to HSC sub-group recommendations

Background Papers

- Rotherham's Housing Strategy 2016-19
- Presentation and notes from sub-group meeting 24 November 2016

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

No

Exempt from the Press and Public

No

Health Select Commission sub-group: Older People's Housing

1. Recommendations

That the Overview and Scrutiny Management Board:

- 1.1 Considers and comments on the report.
- 1.2 Agrees that as Improving Places Select Commission scrutinises delivery of the Housing Strategy this will incorporate progress on delivery of older people's housing.

2. Background

- 2.1 Central to the work programme for the Health Select Commission (HSC) is transformation and integration of health and adult care services. Members also wished to include older people's housing in the programme, given the close links between housing, adult social care and health in terms of maintaining people's independence and enabling people to live in their own home with the right care and support in place.
- 2.2 On 24 November 2016 a sub-group of the Health Select Commission (HSC) undertook a scrutiny workshop session regarding increasing the number of homes that are suitable for older people in the borough. At the workshop Members received a presentation from Housing and Neighbourhood Services, followed by a detailed question and answer session.
- 2.3 The purpose of the session was for HSC members to develop a clear understanding of the key issues involved in increasing the number of homes suitable for older people and to make recommendations to inform future plans for older people's housing.
- 2.4 Members identified a number of important matters to be considered in the planning and delivery of housing for older people, summarised below, and formulated ten recommendations following the workshop (see section 4).

3. Key Issues

- 3.1 **Rotherham context**
The borough has an ageing population, including significant increases in people aged over 65 and also over 85, plus growing demand for health and social care. Consultation and the recent strategic housing market assessment indicate insufficient specialist housing for older people and there is a growing waiting list for extra care housing. Therefore housing growth plans need to take account of the demographic needs of the community.
- 3.2 **Mixed communities**
It was clarified that older people tend to prefer to live in mixed communities and to be part of the wider community rather than only living near to or with other older people. Most prefer to remain in their current property with their care needs met through aids and adaptations, Rothercare and/or assistive technology, but around 25% want or need to move. Options for developing

small pockets of specialist housing for older people within wider communities are explored by the Housing Team in addition to larger scale initiatives.

3.3 **Features of housing and housing schemes for older people**

The presentation outlined a number of factors identified as important for older people, including:

- One level – bungalows or apartments
- Two bedrooms and adaptable spaces
- Transport, shops, services and green spaces
- Parking space
- Safe and secure location with good road and pedestrian access
- Easy and inexpensive to heat and run
- Communal space (including outdoor) for socialising and activities
- Guest units for relatives to stay (in housing schemes)
- Play facilities in communal areas for when children visit

3.4 **Housing design**

The concept of developing more “life time housing” was discussed i.e. housing designed to be more adaptable to changing needs as people get older, which would also widen the scope of where people could live, but this has to be considered in the context of price and viability.

3.5 **Bungalows**

Bungalows are a popular choice with older people but are relatively expensive and also “land hungry”. Under the allocation policy they are not allocated solely to older people, although a percentage are for people aged 60+ with another percentage for people with a medical priority need who may be younger. Members agreed that the public might not be aware of this policy and therefore might not recognise why younger people had been allocated such housing.

3.6 **Extra care housing**

This may consist of blocks of low rise flats and/or bungalows, or as elsewhere in the country, retirement villages. It differs from sheltered housing in that people have access to personal care and it may also be a viable alternative to residential care. Tenure may be mixed, including shared ownership as well as rented property.

The benefits of extra care housing highlighted in the session were:

- Enabling people to downsize from homes that were too large, unaffordable or unsuitable for their needs
- Enabling people to be independent and live in the community
- Communal facilities help people to be socially and physically active, reducing isolation and improving health and wellbeing
- Supporting people to feel safe
- Aiding the hospital discharge process
- Efficiency savings for health and social care budgets
- Freeing up family accommodation and stimulating the wider housing market
- Maintaining balanced and sustainable communities

Ideally any 60-80 unit extra care housing scheme would be divided into three groups ranging from people with lower care needs through to high care needs, allowing people to move within a scheme as their needs might change.

3.7 Branding and marketing schemes

This links in with 3.2 in terms of attracting younger older people to schemes, which can be difficult, through well-presented show flats and good interior design. Members recommended that if schemes were for mixed age ranges it was important that the housing did not look as though it was purely housing for older people and this might also make it less of a target, for example for fraudsters.

It was also agreed that a positive approach to branding and marketing housing options for older people should be adopted, such as promoting the third age. Older people should be consulted on branding and also on the use of the term “extra care” and what that meant to people as it could potentially be misleading.

3.8 Public transport

Reflecting the importance of transport links for older people, HSC were keen to ensure dialogue took place with transport providers, including Community Transport, regarding services to any proposed new sites at an early stage.

4. Options considered and recommended proposal

4.1 Following the issues identified in the scrutiny workshop, which are summarised in section 3 above, ten recommendations resulted and the response from Housing and Neighbourhood Services to each of these has been included in Appendix A.

4.2 Recommendations:

- 1) That an article be included in the tenant newsletter explaining how bungalows are allocated to different groups of people, not only older people, based on need.
- 2) That discussion takes place with transport providers, including Community Transport, regarding:
 - services for proposed sites before building commences;
 - maintaining transport links to those sites in the future.
- 3) That the importance of family pets for older people’s health and wellbeing is considered in developing housing options.
- 4) That consultation is undertaken with older people currently living in three storey buildings to capture their views on how suitable this housing is for their needs, to feed in to decisions about future models.
- 5) That consultation is undertaken with older people to ascertain their views on the term extra care and how housing schemes should be branded.

- 6) That the approach to branding and marketing housing options for older people should be a positive one such as promoting the third age rather than one of moving towards the end of a person's life.
- 7) That new housing schemes are designed to look more generic, rather than looking like they are only for older people:
 - to reduce the risk of older people being targeted;
 - to reflect mixed communities and reduce negative perceptions.
- 8) That Shaftesbury House undergoes external renovation and is made more secure for residents.
- 9) That action is taken to maintain high quality in current older people's housing to avoid the development of a "two tier" system with differences in quality and experience between current and new provision.
- 10) That all multiple storey buildings for extra care housing should have lifts.

5. Consultation

- 5.1 Rotherham's 30 year vision for housing was established in December 2012 following extensive consultation with residents. Further consultation was carried out in 2015 during the development of the Housing Strategy 2016-19.
- 5.2 HSC made two specific recommendations regarding consultation, 4 and 5 above.

6. Timetable and Accountability for Implementing this Decision

- 6.1 The recommendations from the sub-group will inform a report from Housing and Neighbourhood Services to the Cabinet and Commissioners Decision Making meeting in February 2017 regarding increasing older people's housing in the borough. That report will be shared with the HSC sub-group for final comments as part of pre-decision scrutiny.

7. Financial and Procurement Implications

- 7.1 As options for older people's housing are developed the recommendations may require further exploration by Commissioners, Cabinet, the Strategic Leadership Team and partner agencies on the financial or procurement implications of implementation.

8. Legal Implications

- 8.1 There are no legal implications arising from this report.

9. Human Resources Implications

- 9.1 There are no human resources implications.

10. Implications for Children and Young People and Vulnerable Adults

- 10.1 Safety and security has been raised as a concern by older people during consultation, which is one of the reasons for trying to maintain mixed communities and also prompted recommendations 7 and 8.
- 10.2 Extra care housing has a 24:7 staff presence on site which may make older people feel more safe and secure.
- 10.3 Important factors are ensuring the suitability of older people's housing for children to visit family members and including play facilities on sites to support being a child-centred borough.

11. Equalities and Human Rights Implications

- 11.1 The Housing Strategy focuses on ensuring the availability of a range of specialist housing suitable for older people and other groups with particular housing needs.
- 11.2 The Decent Homes programme is in place to refresh housing stock.

12. Implications for Partners and Other Directorates

- 12.1 Housing, social care and health services are closely linked together in maintaining older people's health and wellbeing and enabling people to remain independent and involved in their local community.
- 12.2 The voluntary and community sector also plays an important role, for example through the social prescribing initiative.
- 12.3 Housing and Neighbourhood Services are likely to work with a range of developers and housing providers in delivering the Housing Strategy.

13. Risks and Mitigation

- 13.1 It is a challenge to provide sufficient housing to meet the needs of Rotherham's growing ageing population, enabling people to live independently as long as possible, and reducing the number of people having to move into expensive residential care placements.
- 13.2 Closer links between health and care services with housing; increased partnership working between agencies; and proactive work with developers and providers such as the summit in 2016 and strategic housing market assessment ensures a focused and integrated approach in Rotherham.

14. Accountable Officer(s)

James McLaughlin, Democratic Services Manager

Approvals Obtained from:

Strategic Director of Finance and Corporate Services: N/A

Director of Legal Services: N/A

Head of Procurement: N/A

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Response to Health Select Commission subgroup - Older People's Housing

	Recommendation	Decision <i>(Accepted/ Rejected/ Deferred)</i>	Response <i>(detailing proposed action if accepted, rationale for rejection, and why and when issue will be reconsidered if deferred)</i>	Officer Responsible	Action by (Date)
1.	That an article be included in the tenant newsletter explaining how bungalows are allocated to different groups of people, not only older people, based on need.	Accepted	This will be included in the Spring edition of <i>Home Matters</i> , tenants newsletter.	Jane Davies	March 17
2.	That discussions take place with transport providers, including Community Transport, regarding services for proposed sites before building commences and maintaining transport links to those sites in the future.	Accepted	This has been discussed at the Specialist Housing Group meeting and once Cabinet have considered the forthcoming older people housing report, a meeting will be arranged with Ian Ashmore – Transportation Highways and Design Manager to ensure appropriate public transport links are in place.	Jane Davies	March 17
3.	That the importance of family pets for older people's health and wellbeing is considered in developing housing options.	Accepted	We will adopt a pet friendly strategy when designing and developing new housing for older people. There are local examples, which can be adopted as examples of good practise.	Jane Davies	July 17

4.	That consultation is undertaken with older people currently living in three storey buildings to capture their views on how suitable this is for their needs, to feed in to decisions about future models.	Accepted	This will be included in the consultation plan – we will talk to residents and providers of sheltered and supported housing in 3+storey blocks to share their experience and offer visits / provide virtual tours.	Jane Davies	April 17
5.	That consultation is undertaken with older people to ascertain their views on the term extra care and how housing schemes should be branded.	Accepted	This will be included in the detailed consultation plan.	Jane Davies	April 17
6.	That the approach to branding and marketing housing options for older people should be a positive one such as promoting the third age rather than one of moving towards the end of a person's life.	Accepted	This will be included in the detailed consultation plan.	Jane Davies	April 17
7.	That new housing schemes are designed to look more generic, rather than looking like they are only for older people: - to reduce the risk of older people being targeted - to reflect mixed communities and reduce negative perceptions	Accepted	We will ensure high quality design and appearance is integral to all design specifications, and that older people's housing is complementary to existing housing in the locality. Excellent security will be an important aspect of the specification.	Jane Davies	Ongoing
8.	That Shaftesbury House undergoes external renovation and is made more secure for residents.	Accepted	Following Cabinet's consideration of the report – detailed plans will be developed to improve Shaftesbury House.	Jane Davies	Mar 18
9.	That action is taken to maintain high quality in current older people's housing to avoid the development of a "two tier" system with differences in quality and experience between current and new provision.	Accepted	The local authority owned older peoples schemes are under review and through the HRA Capital Programme, existing schemes will be updated and improved.	Jane Davies	Ongoing
10.	That all multiple storey buildings for extra care housing should have lifts.	Accepted	All multi-storey extra care housing will have lifts, this will be an automatic requirement in any design brief.	Jane Davies	Ongoing