

Meeting: Integrated Housing Board

Date: 31 January 2011

Report Title: Haringey's Older People's Housing Strategy 2011-2021

Report of: Strategic and Community Housing Service

Purpose:

The purpose of this report is to present Haringey's Older People's Housing Strategy 2011-2021 to the IHB for agreement and to note the consultation process and the Equalities Impact Assessment.

Summary:

The Older People's Housing Strategy is a sub-strategy of Haringey's overarching Housing Strategy 2009-2019. It has been developed to address the particular issues relating to housing for this group.

The strategy has been developed through a multi-partnership approach involving statutory and Third Sector organisations as well as older people themselves.

The consultation process followed the Council's Consultation framework. It covered a three month period and by using a wide range of methods we ensured as many organisations and individuals as possible were able to give their views. (Appendix 1, Consultation Feedback, details this)

The main priorities of the strategy are to:

- Improve partnership working to provide joined up services
- Housing Options that enable people to live independently for as long as possible
- Ensure specialist housing and support is targeted to those most in need
- Ensure this strategy supports the wider council agenda for older people

While the key actions supporting these priorities have been developed through consultation it is recognised that because of the rapidly changing political agenda the action will need to be reviewed after a year to ensure it captures this and the implications for older people's housing in Haringey.

Legal/Financial Implications:

Service Financial Comments

The report sets out the proposed strategy for Older People's Housing for a period of ten years from 2011. There is currently funding available for only one project officer working in this field that ceases on the 31st March 2011.

It is acknowledged that it may be difficult to deliver all the key actions in the current economic climate but approval for the proposed strategy is sought so that the framework is in place when the financial situation improves.

Funding for any capital costs for projects that develop out of this strategy will be sought from external sources.

Chief Financial Officer Comments

The cost of developing this strategy has been met within existing budgets.

This strategy makes no direct financial commitments on the Council but changing the model of housing support is likely to require significant capital investment and given the restrictions in the Council's capital expenditure it is likely that this will need to be sourced externally. However, it should be noted that the Homes and Communities Agency who have been a significant source of funding in past years have made it clear to the Council that future investment will be dependant on the Council making a contribution towards schemes.

The revenue funding that has supported this strategy ceases on 31st March 2011.

After this day support will need to be provided from existing operational resources

The Head of Legal Services has been consulted in the preparation of this report and confirms that there are no legal implications arising from the report.

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Appendices

Appendix 1 – Consultation Feedback

Appendix 2 – Older People's Housing Strategy

Appendix 3 – Equalities Impact assessment

Background

Haringey's Housing Strategy is an overarching document that sets the vision and direction for housing in the borough for the next ten years. It is supported by a suite of specific strategies that address particular areas such as Affordable Warmth, Rough Sleepers. All of these strategies have been

developed using a multi-partnership approach which has been proven to achieve 'buy in' from to implement the delivery plan.

The Older People's Housing Strategy aims to address the needs of current older people and the next generation.

Older people's housing is changing and the traditional models of sheltered accommodation and then moving into residential or nursing care is now being superseded by other types of housing with support and care. Whilst the traditional model still has a role the expectations and aspirations of older people is changing.

The Government's agenda of choice and personalisation is also influencing the support and care people choose to purchase.

The increase in home ownership is a factor in the choices people make. Many do not want to sell and move into traditional rented sheltered schemes and residential care but want to remain in their own homes.

There are also an increasing number of older people who are living much longer and in particular the number of people aged 85+ is rising and this group are likely to require support and care as they become more frail.

The challenge for Haringey is to meet these changing needs and expectations and develop housing options such as extra care housing that fulfil these requirements as well fitting with the health and social care agenda and the Supporting People programme.

Development of the strategy

Work started on the strategy in March 2010, when the Strategic and Community Housing Service's annual conference focussed on older people's housing. We also used this event to invite participants to join the multi-partnership strategy development group.

The development group consisted of Council Officers, statutory and voluntary organisations as well as older people, thus ensuring a robust and comprehensive strategy that partners will 'own'.

There were several iterations of the document before the draft for consultation was complete. Needs information was taken from a range of sources including the Borough Profile, Older People's Joint Strategic Needs Assessment, information from Supporting People database, the Ridgeway report that details needs analysis of housing and support for older people in Haringey, plus national data showing trends and projections.

Consultation

The consultation followed the Councils' consultation framework and the principles of the Compact agreement. The consultation methods included

newspaper articles, published on Council's website, direct mailing as well as consultation events both informally and formally. We listened to older people who said they didn't want to have to use the internet but speak directly with officers. The strategy is produced in a larger font size.

Overall, the feedback was positive and comments included 'I really feel the Council is listening to us' and 'we know there is no money but there are things we can do to improve older people's housing which won't cost much that this strategy promotes'. Appendix 1 details the consultation process and feedback.

Main findings of the strategy

The strategy identifies several main findings including:

- A lack of specialist extra care housing. There is a current shortfall of 210 units and all of the schemes in build are in the west of the Borough and none in the east
- Haringey when benchmarked with other authorities is over provided for in traditional sheltered housing provision at 107 units per 1000 people aged over 65, compared with 51 in London and 68 across England
- Shows the future population of older people will grow and of these there will be a greater number of those aged over 85 and that a significant that a greater number will be owner occupiers
- That we need to plan for current older people and those approaching older age
- The strategy recognises that in the current economic climate there is little or no money for capital investment but the findings have been taken forward into the Borough's Investment Plan which highlights the need for capital funding for extra care housing particularly in the east of the Borough.

There are four main priorities in the strategy which will be delivered through a number of key actions in the Delivery Plan. These priorities are:

- Improve partnership working to provide joined up services
- Housing Options that enable people to live independently for as long as possible
- Ensure specialist housing and support is targeted to those most in need
- Ensure this strategy supports the wider council agenda for older people

While the key actions supporting these priorities have been developed through consultation it is recognised that because of the rapidly changing political agenda the action will need to be reviewed after a year to ensure it captures this and the implications for older people's housing in Haringey.

Links with other Council strategies and projects

The document has strong links with Council strategies such as Experience Still Counts and the new Supporting People strategy and we will ensure that the delivery plans complement each other.

Two other major projects that the strategy links to are:

- Supported Housing Review, which is looking at three sheltered housing schemes which do not meet the Decent Homes Standard. An options appraisal has been undertaken for Protheroe House and the report on this was agreed by Cabinet on 21 December. The decision was to ask Officers to seek funding to redevelop the site as extra care housing. A further options appraisal has been undertaken for Larkspur Close and the report for this is currently being written. The report for Stokley Court is expected to go to Cabinet in early 2011.
- Extra care commissioning project. This project has been identifying how the Council can provide additional extra care housing for older people and to meet the identified shortfall and help reduce ACCS costs for personal care as well as providing choice and preventing moving into residential care.

Implementation and monitoring

The strategy will be implemented by a multi-partnership delivery group.

The strategy will be monitored by the IHB.

Conclusion

The Older People's Housing Strategy sets out the vision for older people's housing in Haringey for the next ten years.

It promotes a multi-partnership approach across the Council and other statutory and voluntary organisations to deliver the agreed priorities.

It is acknowledged that it will be difficult in this economic climate to deliver all the key actions but we must be prepared so that when opportunities are presented we are in a position to take advantage of these.

Some of the key actions will be easier to implement and include those such as improving information about services and developing a register of adapted Council properties.