

Report to: Community Protection Panel

Date: 10th March 2008

Subject: Older Persons Housing Study and Action Plan

Report of: Director of Environmental Services

Contact officer: Angela Durkin 01942 828953

Purpose / summary: The report outlines the progress made against the actions set in the Older Persons Housing Action Plan 2005 and sets out a new Action Plan for the period 2008-10.

Alternative options considered and reason for selecting the one recommended: The alternative action is not to produce a new Older Persons Housing Action Plan. This was rejected as this would not provide a framework for setting and monitoring actions regarding the provision of housing and related support for older people.

Recommendation / decision: To acknowledge the progress made in the period 2005-07 and to comment on the new Action Plan.

Key Decision: This report does not involve a key decision.

Risks / Implications:

Financial:	Within existing resources
Staffing:	Within existing resources
Policy:	Housing Strategy
Equal Opportunities - Has a Diversity Impact Assessment been conducted?	yes
Wards affected:	All

Property Implications – Does the proposal involve a reduction, addition or change to the Council’s asset base or its occupation?

No

If yes, have the property implications been agreed with the Corporate Property Officer?

Does this proposal have significant implications for the Council and the local population?

A diversity impact assessment is included.

Does this proposal involve a new policy or procedure or significant changes to an existing policy or procedure?

No

Has the Director of Legal and Property Services confirmed that the recommendations within this report are lawful and comply with the Council’s Constitution? **N/A**

Has the Director of Finance and IT confirmed that any expenditure referred to within this report is consistent with the Council’s budget? **N/A**

Are any of the recommendations within this report contrary to the Policy Framework of the Council? **No**

* delete which applicable

For Cabinet reports only :

Categorisation of the report:	x
Discussion leading to a decision	
Monitoring	
Sharing for corporate understanding	

	x
Discussion	
Decision	
Information	

Tracking/Process:

	Consultation	Ward Members	Partners
Panel	Overview & Scrutiny	Cabinet	Council
10.03.08			

There are no Background Papers to this Report within the meaning of Section 100D of the Local Government Act 1972.

Proper Officer Martin Kimber

Date 25 February 2008

1 **Background:**

1.1 The housing study was produced in 2005. It examined the characteristics of the older population and the demographic change occurring in Wigan due to having an aging population. The study discussed how the housing and related support needs of older people in the borough could be met. It was the work of the Older Persons Housing Working Group which is part of the Housing Partnership. This group is widely based with reps from the key Council Departments, from the Voluntary Sector and Older Persons organisations. This group have continued to monitor progress and have been instrumental in leading the review.

1.2 The study set the future aim;

“To develop a network of housing services and provision to ensure older people have access to an affordable home of choice within a safe well-kept neighbourhood, which is complementary to and integrated within the wider approach being adopted for older people’s services within the Borough.”

1.3 Three main objectives were set;

- To enable people to stay in their home
- To provide a suitable choice of home for those who wish to move
- To co-ordinate agencies in the provision of housing, housing support services and advice for older people

2 **Progress made 2005-07**

2.1 Good progress has been made against each of the objectives, as outlined below.

2.2 To enable people to stay in their home;

- Aids and adaptations
- Preventative services – Partnership for Older Person Projects (POPP’s)
 - Home and garden maintenance
 - Carer support
 - Home safety checks
- Assistive Technology
 - Falls
 - Medicine management
 - Dementia/ learning disabilities

2.3 Providing a choice of home to those who wish to move;

- Review of current sheltered accommodation undertaken in partnership with all providers.
- Vision established for remodelling of services.
- Upgrading accessibility to communal areas within sheltered housing schemes.
- Development partnership established for new specialist accommodation.

2.4 Co-ordination of all agencies in the provision of housing, housing support and advice for older people;

- Networking opportunities for sheltered scheme managers and other agencies.

- Sheltered Housing and Information Partnership – raising awareness of a range of services promoting health and independence for the over 50s.
- Sheltered Housing information leaflet launched.

3 **Proposals:**

- 3.1 The provision of specialist housing, housing support and advice for older people continues to be a priority in Wigan. Current population projections predict that the over 65s population in the borough will increase from 48,300 this year to 63,100 by 2020, an increase of 30% and we will need to plan in both the short and medium term to meet the needs and aspirations of this increasing population.
- 3.2 The policy context for older persons housing is rapidly changing, both at a national and local level and future actions need to be planned with reference to a number of key drivers;
- Wigan's new Local Area Agreement – focus on reducing isolation amongst older people and providing care closer to home.
 - Increased affordability issues in the local housing market – access into suitable affordable accommodation for older people is limited.
 - Sustainability of existing older persons housing - Demand for existing sheltered accommodation is generally good but there are issues regarding flexibility, diversity and value for money.
 - Choice and control - Changing aspirations of older people in terms of their quality of home, neighbourhood and lifestyle.
 - Focus on prevention – to reduce the reliance upon acute services such as hospital and residential care.
- 3.3 A new action plan for 2008-10 has been produced, this aims to take account of the current policy context and build upon the progress made since 2005. In preparation for the new action plan, a consultation event was held in November 2007 to seek the views of a wide range of stakeholders including other Council Departments, Voluntary Agencies and older people, feedback from the event has also been used in the new action plan.
- 3.4 It was agreed that the three objectives set in 2005 remain relevant and the new action plan continues to meet these objectives. The Older Persons Housing Action Plan 2008-10 is attached but the main actions proposed are;
- 3.5 Enabling people to stay in their own home
- Ensure there is adequate assistance available to older people to make their homes suitable for their needs
 - Assist older people to maintain the safety and security of their homes
 - Ensure access into a range of preventative services that are responsive to individual needs and support older people to remain at home
 - Assist older people to return to their homes following a hospital stay
- 3.6 Providing a choice of home for those who wish to move
- Ensure that existing older persons accommodation is fit for purpose and continues to meet needs
 - Planned provision of new older persons accommodation in areas of shortage

- Ensure that new housing developments cater for all needs within the community
- 3.7 Co-ordination of all agencies in the provision of housing, housing support services and advice for older people
- Provide easily accessible information on housing options for older people
 - Promote networking and sharing of good practice amongst housing and housing related support providers
 - Promote facilities and activities available within schemes to older people within surrounding communities
 - Seek more opportunities for customers to influence service provision and development

4 **Alternative options considered and reason for the recommended option:**

- 4.1 The alternative option is not to produce a new Older Persons Housing Action Plan. This was rejected as this would not provide a framework for setting and monitoring actions regarding the provision of housing and related support for older people.

5 **Conclusions:**

- 5.1 Good progress has been made against the action plan contained in the 2005 study, with many of the actions now being completed. The new Older Persons Housing Action Plan 2008-10 sets out how we aim to build upon the achievements of 2005-07 and to address the current drivers in relation to older persons housing and housing related support in order to meet the needs of an increasing population of older people in Wigan. The implementation and monitoring of the action plan will be undertaken by the Older Persons Housing Group, backed by annual progress reports to Panel.

Older Persons Housing Study – Action Plan 2008 – 2010 (draft)

Aim 1: Enabling People to stay in their own home				
What do we need to do?	How is it to be achieved?	Timescale	Responsibility	Current Progress
Ensure there is adequate assistance available to older people to make their homes suitable for their needs	Review the local Disabled Facility Grant funding policy to take account of legislative changes resulting from the Government's national review of DFG policy.	Apr 08 ongoing	Housing Strategy/ Adult Services	
	Develop options for assisting owner occupiers who must financially contribute to aids and adaptations or maintenance of home.	Apr 09	Housing Strategy/ Adult Services	
	Explore efficiencies and partnering within procurement of aids and adaptations to achieve greater impact..	Apr 09	Housing Strategy/ Adult Services	
Assist older people to maintain the safety and security of their homes	New contract for Care and Repair service	July 08	Supporting People Commissioning Body	
	Ensure future sustainability of POPPS services after Apr 08 (Partnership for Older Peoples Projects)	Apr 08 ongoing	Adult Services/ PCT	
	Review Care and Repair Service	April 09	Supporting People	

			Commissioning Body	
Ensure access into a range of preventative services that are responsive to individual needs and support older people to remain at home	Ensure future sustainability of POPPS services after Apr 08	Apr 08 ongoing	Adult Services/ PCT	
	Implement the pilot “hub and spoke” floating support service and following evaluation expand into other areas subject to funding	Apr 08 – Apr 10	Sheltered Housing Strategic Review Group	
	Implement falls response project subject to Primary Care Trust funding	Apr 08	Adult Services/ PCT/ Eldercare	
	Expansion of assistive technology project	Apr 08 ongoing	Adult Services	
	Evaluate the impact of direct payments and individualised budgets on service provision	April 10	Adult Services	
	Review Social Worker assessment process to offer more holistic assessment of needs.	April 09	Adult Services/ SP/ Housing Strategy	
Assist older people to return to their homes following a hospital stay	Review hospital discharge joint protocol	April 09	PCT/ Adult Services	
	Access to intermediate care beds within the community via sheltered and extra care accommodation	June 08	Adult Services	
Aim 2: Providing a choice of home for those that wish to move				
Ensure that existing older persons accommodation is fit for purpose and continues to	Continue the joint work of the sheltered housing strategic review with all sheltered	Apr 08 – April 10	Sheltered Housing Strategic Review	

meet needs	housing providers to reconfigure and improve services across the borough		Group	
	Implement the pilot “hub and spoke” model and evaluate effectiveness, with the aim of expanding into other areas subject to funding	April 08 – April 10	Sheltered Housing Strategic Review Group	
	Review assessment of suitability for sheltered accommodation to ensure it continues to meet needs, particularly levels of support for more complex needs and ethnic minority groups.	April 10	Sheltered Housing Strategic Review Group	
	Review Supporting People procurement and contracting arrangements for older peoples services	April 10	Supporting People Team/ Commissioning Body	
Planned provision of new older persons accommodation in areas of shortage	Identify potential development sites for mixed tenure extra care provision in priority areas and produce a development plan in partnership with Arena Options	June 08	Housing Strategy / Arena Options	
	Set targets for additional provision of older persons accommodation based on needs identified in the Housing Needs Survey 2008	June 08	Housing Strategy	
	Seek funding opportunities with partners for development of	June 08	Housing Strategy/	

	new schemes		Supporting People/ Adult Services/ Housing providers	
	Develop proposals for new extra care schemes in priority areas	March 09	Housing Strategy/ Supporting People/ Adult Services/ Arena Options	
	Support private development of specialist older persons accommodation in suitable locations including affordable housing provision where required	April 08 ongoing	Housing Strategy	
Ensure that new housing developments cater for all needs within the community	Ensure that general needs housing developments include homes that are accessible to older people and those with a disability	Ongoing	Housing Strategy	
	New social housing developments meet lifetime homes standards	Ongoing	Housing Strategy/ Housing Providers	
Aim 3: Co-ordination of all agencies in the provision of housing, housing support services and advice for older people				
Provide easily accessible information on housing options for older people	Ensure that basic information on housing options is available in a range of formats and	Sept 08	Housing Strategy/ Housing	

	settings within the community		providers	
	Raise awareness of housing and support services amongst other professionals in regular contact with older people	Sept 08	Housing Strategy/ Housing Providers	
	Produce and distribute a sheltered housing scheme directory	Sept 08	Housing Strategy/ Housing Providers	
	Promote the role of the Housing Options Property Shops as the primary access route into sheltered accommodation	Sept 08	WALH/ Housing Strategy	
	Develop advice partnership project Big Lottery bid	Apr 08	Housing Strategy	
	Develop links between housing providers and advice agencies to provide better access to a range of advice	Apr 09		
Promote networking and sharing of good practice amongst housing and housing related support providers.	Continue the Sheltered Housing Operational Group work with a new action plan for 2008/09	Apr 08 onwards	Housing Strategy/ Housing Providers	
Promote facilities and activities available within schemes to older people within surrounding communities	Circulate Social Activities Diary to all schemes and agencies in contact with older people	Jan 08 ongoing	Housing Strategy	
	Develop links within local community and voluntary groups	March 09	Sheltered Housing Strategic Review Group	
Seek more opportunities for	Develop existing and establish	March	Adult Services/	

customers to influence service provision and development	new networks and forums representing older people.	09(check with A Mcnally)	Housing Strategy/ Supporting People	
--	--	--------------------------	--	--

Diversity Impact Assessment form

Section: Housing Strategy

Policy/Service Area: Housing Strategy

Person Completing Form: Peter Layland

Date: 12.02.08

Do any of the below groups suffer specific disadvantage (please indicate)

	Yes	No		Yes	No
Race		No	Disability		No
Ethnicity		No	Gender		No
Age		No	Religion		No
Class		No	Sexual Orientation		No

Is there evidence of disadvantage or associated problems?

The purpose of the Older Persons Housing Study / Action Plan is to tackle disadvantage in relation to housing eg tackling poor housing conditions, extending choice and making housing accessible.
Thus the aim of the plan is to affect all groups positively

How was the information collected and/or who have you consulted with?

Based on Housing Need studies and discussion within the Housing Partnership Specific stakeholder consultation event held 08.11.07 which included Hard to Reach reps

Action Plan – *What specific actions are planned to tackle any disadvantage identified?*

Contained within the report

Is the policy in line with current equality legislation and relevant codes of practice?

Yes

--

Timescale	2008-10
Responsibility	Peter Layland
Comments	

Are the actions specified included in any other documents/plans?

Departmental Service Plan	
Section/Team Plan	yes
Other (Specify)	

Date for further review 2010
