



**Council Cabinet**  
**July 17 2019**

# ITEM 10

Report sponsor: Don McLure, Interim Strategic Director, Communities & Place  
Report author: Jeremy Mason, Principal Housing Strategy Officer

## Older Persons' Housing Strategy 2019 - 2029

### Purpose

- 1.1 To seek cabinet approval for the adoption of the new Older Persons' Housing Strategy.

### Recommendation

- 2.1 To agree to the adoption of the Older Persons' Housing Strategy 2019-2029

### Reason

- 3.1 Having a coordinated strategy in place will contribute towards improving housing supply and quality for older people. This in turn will support our broader corporate goals around health and well being, regeneration and economic growth.

### Supporting information

- 4.1 The proposed strategy addresses the Council's statutory obligations in respect of provision of housing advice and assistance and the assessment of housing need under the Housing Act 1985.
- 4.2 The last strategy was agreed in 2013 and is now in need of refresh. The numerous changes in the financial, demographic and social landscape since that time – particularly the renewed impetus and funding provided by central government for new housing - entail a new strategy be adopted which is fit for purpose to deliver against this new agenda.

#### *Strategic Priorities and Key Actions*

4.3

The strategy identifies four over arching priorities for the period 2019-2029, which are:

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| <b>Priority 1</b> | Improve the <b>range and accessibility of information, advice</b> and support services.   |
| <b>Priority 2</b> | Expand the <b>availability of good quality housing</b> , both for rent and purchase, enabling older people to live in suitable housing of their choice. |

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| <b>Priority 3</b> | Implement measures to <b>help people stay independent</b> in their own homes for longer.                          |
| <b>Priority 4</b> | <b>Help people move to more appropriate housing</b> when their current housing becomes unsuitable or unmanageable |

4.4 The strategy provides a detailed action plan to deliver on these priorities. The action plan is found in the section 3 of the strategy from page 18. The strategy, with the action plan is appended to this report.

4.5 Principal amongst our actions are:

#### Older Persons' Housing Investment Prospectus

4.6 We will formulate an Investment Prospectus which will encourage the development of new housing for older people in Derby. The prospectus will do so by highlighting the extent and location of the most pressing demand and setting out what the Council will do to support developers. It will encourage and help facilitate new developments which are financially viable and sustainable. This prospectus, following consultation with the Cabinet Member for Adults, Health and Housing, will be circulated by November 2019 to locally operating developers, land agents and Housing Associations.

#### Extra Care

4.7 Analysis based on the Department of Health's Extra Care Toolkit indicates we need a minimum of a further 360 units of more of extra care by 2025. We will review our approach for identifying and developing additional extra care schemes to maximise potential opportunities to meet this target. This will involve collaboration between teams across the Council (planning, housing, development, social care etc.), and external developers and partners. The investment prospectus will be a key tool in facilitating this.

#### Bungalows

4.8 Bungalows are in particularly high demand. Because they are costly to construct or acquire, a large scale expansion in supply is not currently viable. However, we will continue to provide additional bungalow stock for affordable housing where possible. This will be through the ongoing new build programme on infill and smaller sites and through an acquisitions programme. 7 new bungalows will be built in 2019-20 by Derby Homes, while we also plan to purchase 8 new build bungalows. We also have a plan for a larger scheme of about 37 Council homes, to be built by Derby Homes, commencing in 2020-21.

#### Market Position Statement

4.9 The Council recognises the importance of working with service providers from the private and voluntary sector to develop a social care market place which can offer a wide range of support options for older people. These options include extra care,

supported accommodation, domiciliary care, residential and nursing care. Consequently, we will review and restructure the process and practice for commissioning services for older people, including the development of a Market Position Statement (MPS). This MPS will be part of a wider Market Development dialogue the Council has with existing and potential providers of social care services in Derby to meet the future needs of older people in Derby.

## **Public/stakeholder engagement**

- 5.1 Internal consultation took place during the spring and summer of 2018, with external consultation taking place between January - April 2019. It was open to everyone but we particularly targeted:
- a) Members of the public
  - b) Councillors
  - c) Housing Associations and Derby Homes
  - d) Partners in Health and Social Care
  - e) Charities, support providers and third sector organisations
  - f) The Council's Diversity Forums, particularly the 60+ forum (formerly 50+)
  - g) Council departments, particularly, Adult Social Care Commissioning, Regeneration and Planning,
- 5.2 Major elements of consultation included:
- a) Press release;
  - b) Consultation pages of the council web site ('Your City, Your Say') including an online questionnaire;
  - c) Use of other e-media including In Touch and iDerby;
  - d) An Equalities Impact Assessment which was attended by members of the 60+ forum.

### Outcomes and resultant changes to the strategy

- 5.3 Feedback from members of the public, service providers, and other council service areas covered a wide range of areas and highlighted the need to give greater focus to the following areas:
- a) The need to galvanise and incentivise private developers as well as social housing providers to provide additional stock suitable for older people.
  - b) The preponderance of new housing developments being for larger family properties rather than smaller properties suitable for couples and single people. This point included the shortage of bungalows.
  - c) The popularity and need for additional extra care properties.
  - d) The negative impact of withdrawing warden services from traditional sheltered housing schemes.
  - e) The option to re-provision existing sheltered stock rather than the emphasis being dominated by new-build extra care.
  - f) The growing size and importance of the private sector.
  - g) Continuing measures to help people remain independent in their own home.
  - h) Ensuring that the increasing move to digital service access does not exclude older people.

- 5.4 The strategy has been amended to reflect many of these concerns. In particular the need to develop an Investment Prospectus to stimulate new house building is already underway, while Extra Care continues to be a high priority. We have also drafted new actions arising from the Equality Impact Assessment around access to services and housing suitable for disabled older people in new developments.

### **Other options**

- 6.1 A decision not to adopt this strategy would mean Derby will lack a coordinated framework for improving housing supply and quality for older people.

### **Financial and value for money issues**

- 7.1 There are no new additional financial commitments arising directly from this report or the new strategy it relates too. Should any future actions arising out of the strategy result in a recommendation to incur additional costs, a separate report will be presented which will detail the costs and funding arrangements.

### **Legal implications**

- 8.1 The proposed strategy addresses the Council's statutory obligations in respect of provision of housing advice and assistance and the assessment of housing need under the Housing Act 1985.

### **Other significant implications**

- 9.1 Housing is of critical importance. Good quality, well managed housing is inextricably linked with health and well-being. It not only provides shelter, but promotes stability and a sense of identity, and enhances quality of life.
- 9.2 Providing housing of suitable quantity and quality is therefore a key priority in Derby. Similarly, providing support where necessary to enable older people to access and continue to live in suitable accommodation is also a priority.

**This report has been approved by the following people:**

| <b>Role</b>                | <b>Name</b>     | <b>Date of sign-off</b> |
|----------------------------|-----------------|-------------------------|
| <b>Legal</b>               | Olu Idowu       | 12 June 2019            |
| <b>Finance</b>             | Amanda Fletcher | 5 June 2019             |
| <b>Service Director(s)</b> | Greg Jennings   | 27 June 2019            |
| <b>Report sponsor</b>      | Don McLure      | 26 June 2019            |
| <b>Other(s)</b>            | Ian Fullagar    | 18 June 2019            |
|                            |                 |                         |

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|--|---|
| <p><b>Background papers: NONE</b></p> <p><b>List of appendices:</b></p> <p>Older Persons' Housing Strategy<br/>2019-2029</p> | <div data-bbox="732 192 798 266" data-label="Image"> </div> <p>Older Persons<br/>Housing Strategy 201</p> |
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