

Healthier Communities Select Committee		
Report Title	The Older People's Housing Strategy update and plans for Extra Care	
Key Decision	No	Item No. 3
Ward	All	
Contributors	ED for Customer Services, ED for Community Services	
Class		Date: 23 rd October 2013

1. Summary and Purpose

- 1.1. This report provides the background and context for the development of an Older People's Housing Strategy and the new build extra care housing which is being developed in the borough.
- 1.2. A presentation will be made available on the evening of the meeting, which will provide more detail on the new build extra care schemes.

2. Policy Context

- 2.1 Addressing issues relating to the quality and quantity of housing stock in the borough relates directly to the Council's Sustainable Communities Strategy (clean, green and liveable) and to the Council's corporate priorities (decent homes for all).

3. Recommendations

- 3.1. It is recommended that the committee notes the contents of the report and that further updates will be provided.

4. Developing a Strategy for Older People

- 4.1. A strategy for older people's housing is currently being developed with the aim of ensuring that there are a range of housing options for older people in Lewisham whether they are: active and pre-retirement; retired, independent and active; more frail and in need of support. We want to help people to maintain their independence for as long as possible and we want people's homes to be:

- suitable for their changing needs
- attractive, spacious and well located
- safe and secure
- affordable
- warm in the winter, comfortable in the summer

- 4.2. The Older People's Housing Strategy will take into consideration all available information on where people currently live, the accommodation choices they make, and the other services they access. The strategy is intended to look at the Housing needs of all older people within the borough – irrespective of whether an person owns their own property, or rents from the Council, Housing Association or a private landlord.

The strategy will cover:

- Key facts about older people in Lewisham and their housing choices
 - A new model for older people's specialist housing
 - Access to information and advice
 - Aids and adaptations
 - Initiatives to support older people in general needs housing
- 4.3. To date, the focus has been on gathering intelligence and developing the vision for specialist housing. The Council has run a series of consultation events to engage with older people about the emerging vision for specialist housing, and this has been well received. These events include a specific meeting for Positive Ageing Council Members and partners to discuss the main themes of the Older People's Housing Strategy, and short presentations and table discussions at community centres and tea groups from the Positive Ageing Council mailing directory. Officers have also attended Lewisham Pensioners Forum to discuss the strategy.
- 4.4. The next steps for the development of the strategy are:
- further consultation to better understand the needs and housing aspirations of older people in general needs housing
 - further joint working with partner organisations
 - improving the interface between health, social care and housing

5. Existing Older People's Housing

- 5.1. In Lewisham there are 1138 units of Sheltered Housing for Social Rent, of which 483 units are with Lewisham's Housing stock. There are 183 units of sheltered housing for lease.
- 5.2. There are currently 135 Extra Care Units in the borough, of which 55 are council-owned. The other 80 units are owned and managed by Housing21.
- 5.3. In October 2013 there were 158 older people in residential care placements, with a further 170 older people in nursing care(excluding NHS Fully Funded Care).
- 5.4. In addition to the existing sheltered and extra care units, there are an additional 17000 units of council and housing associated housing which are designated for older people, but which operate on a general needs model.
- 5.5. The council-owned sheltered and extra care housing requires substantial investment to bring it up to modern standards, and in some cases this may not be achievable. As part of the delivery of the Older People's Housing

Strategy, a comprehensive asset strategy will be developed, and initial feasibility is underway.

6. New build extra care in Lewisham

- 6.1. In the short-term the Council wants to take advantage of opportunities to develop specialist housing for older people which is well-designed and accessible.
- 6.2. The Council is working on a new model for extra care which is mixed dependency and community focused.
- 6.3. Through these developments, the Council expects to see improved outcomes in the following areas:
 - Improved independence
 - Reduction in numbers and duration of hospital admissions
 - Help to stay at home for longer
 - Reduced social isolation
- 6.4. 189 new units of extra care will be built in the borough by the end of 2016.

Marine Wharf

- 6.5. In June 2014, a new build extra care scheme is due to complete at Marine Wharf, SE16. This scheme has been developed by Berkeley Homes, who have partnered with Notting Hill Housing Trust. The scheme is made up of 78-units of extra care.

Chiddingstone

- 6.6. Lewisham has been awarded nearly £2.5 million from the Mayor of London's Care and Support Specialised Housing Fund to develop a flagship 51-unit extra care scheme in Lewisham Park by 2016. The Council will partner with a registered provider to deliver the scheme, and further details on the procurement and delivery of the scheme will be made available in further updates.

Hazelhurst

- 6.7. Phoenix Community Housing Trust have also been awarded £2.6 million from the same grant funding programme towards the development of a £9.3 million 60-unit extra care scheme on the Hazelhurst site, near Beckenham place park. Phoenix have submitted a bid to the Council for £2.1 million in support of the scheme, which is due to complete by the end of 2016. If successful, this will be funded from section 106 funds set aside for affordable housing projects.

7. Financial implications

- 7.1. The purpose of this report is to advise members on the development of an Older People's Housing Strategy and the new build extra care housing which is being developed in the borough. As such, there are no direct financial implications to agreeing the recommendation in section 3.1.
- 7.2. The Council's financial commitment to the New Build Programme, set out in 6.6 and 6.7 will be considered as part of the Council's normal budget process, and reported to members at the appropriate stage.

8. Legal & Human Rights Implications

- 8.1. The European Convention on Human Rights states in Article 8 that "Everyone has the right to respect for his private and family life, his home and correspondence". The Human Rights Act 1998 incorporates the Convention. Whilst it does not, however, necessarily mean that everyone has an immediate *right* to a home, (because Article 8 is a "qualified" right and therefore is capable in certain circumstances, of being lawfully and legitimately interfered with,) the provision by an Authority of a relevant strategy for older people's housing does engage Article 8 principles.
- 8.2. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 8.3. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
 - eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.4. The duty continues to be a "have regard duty", and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 8.5. The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled "Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice". The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are

legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

8.6. The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

8.7. The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:

<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

9. Equalities Implications

9.1. An equalities analysis assessment will be carried out on the Older People's Strategy. There are potential equalities implications regarding the consultation process which will be considered.

10. Environmental Implications

10.1. The environmental implications of new build schemes will be taken into consideration.

11. Crime and Disorder Implications

11.1. There are no specific crime and disorder implications resulting from this report.