

HEALTH AND WELLBEING BOARD			
Report Title	Older people's housing in Lewisham		
Contributors	Genevieve Macklin, Head of Strategic Housing	Item No.	5
Class	Part 1	Date:19 November 2013	

1. Purpose

- 1.1. The purpose of this report is to update the board on the Council's strategy to improve Older People's Housing and how this can contribute to the health and well being of Lewisham's older population. The report also summarises the wider connections between housing, health and well being for future consideration. The Board is asked to make suggestions for the further development of the Older People's Housing Strategy and consider how more integrated working between housing, health and social care might achieve better outcomes for our older population.

2. Recommendation/s

Members of the Health and Wellbeing Board are recommended to:

- 2.1. Note the contents of the report; and
- 2.2. Comment on the emerging Older Persons Housing Strategy; and
- 2.3. Consider how older persons housing can best contribute to the integrated care programme; and
- 2.4. Agree to a further discussion at a future Board meeting on the wider connections between housing, health and well being.

3. Policy Context

- 3.1 Lewisham's Health and Wellbeing Strategy recognises that health and well being is influenced by wider social and economic determinants such as housing. It identifies the need to create physical and social environments that encourage healthy habits, choices and actions.
- 3.2 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).

3.3 This report will focus on the development of an Older People's Housing Strategy and plans for new build, the key policy documents for this are:

3.4 "Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society" (Department for Communities and Local Government (2008)).

Underpinning the document were three key assumptions:

- That specialist housing for older people should not just mean social housing but all forms of housing in which older people might live;
- That if more older people are to remain in their own homes then this requires the integrated activity of the local authority and the health service; and finally
- That staying in the community means more than just good housing, it means developing communities that 'work well' for older people.

3.5 The Wanless Review, 'Securing Good Care for Older People' analysed clear preference by older people to remain their family home, many older people contemplate a move to alternative accommodation, although few people wish that to be residential care.

3.6 This report should be read in conjunction with the 'Frail Older People in Lewisham Demography and Literature Review' (August 2013).

3.7 National research HAPPI (Housing our Ageing Population: Panel for Innovation), and HAPPI2 (Housing our Ageing Population: Plan for Implementation) identify good practice design elements for housing for older people:

- Space and flexibility
- Daylight in the home and in shared spaces
- Balconies and outdoor space
- Adaptability and 'care ready' design
- Positive use of circulation space
- Shared facilities and 'hubs'
- Plants, trees, and the natural environment
- Energy efficiency and sustainable design
- Storage for belongings and bicycles
- External shared surfaces and 'home zones'

4. Background

4.1. Housing is one of the key determinants of health and well being. Poor housing and homelessness cause or contribute to many preventable diseases and injuries, premature deaths and poor health outcomes. Not only do these impact detrimentally on physical health, mental health and wellbeing, they can also impact on individual achievement including work and school attainment and attendance. Good housing contributes positively towards most of the health and wellbeing indicators.

- 4.2. Joint working is needed to ensure that our housing objectives make an active contribution to improving health and wellbeing. Increased awareness and recognition of the housing agenda for health and vice versa is important amongst housing and health professionals.
- 4.3. By improving housing quality, reducing homelessness and reducing inequality, housing plays a particularly key role in prevention and early intervention to address health and social care needs.
- 4.4. The Council has a number of initiatives to improve the quality and availability of housing in the borough, both in the social rented sector and private sectors. These include a return to active house building to maximise volume and quality of new supply, particularly in the social housing sector, and a particular current focus on improving the standard of specialised housing for older people. In addition the Council has well developed partnerships with other housing providers operating across the borough through which it is able to influence the quantity and quality of housing provision.
- 4.5. Housing affects the health and wellbeing of people of all ages, not just the older population. This report focuses on older people's housing. Further reports can be provided across the full range of housing issues as required by the Board.

5. Older People's Housing Strategy

- 5.1. Our strategy for older people's housing will ensure 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
 - able to maintain and improve people's health and wellbeing
- 5.2. Our 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 will look at the housing needs of all older people within the borough – irrespective of whether a 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
- 5.3. Key outcomes of the Older People's Strategy which support the aims of the Health and Wellbeing Strategy and the objectives of the Integrated Adult Care Programme are:
- Improved independence
 - Reduction in numbers and duration of hospital admissions
 - Help to stay at home for longer
 - Reduced social isolation
 - Improved Health and Wellbeing
 - Linking people with neighbourhood and community resources
 - Providing Care and Support as and when needed
 - Further developed intermediate support when people are discharged from hospital
- 5.4. 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.
- 5.5. 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
 - further developing the interface between health, social care and housing

6. Existing Older People's Housing

- 6.1. Over 90% of older people in Lewisham live in general needs housing, and will continue to do so. National studies show that the majority of older people want to stay in their own homes and express a particular desire to avoid residential care. As a result, the proportion of older people living in specialised housing will continue to be a small proportion of the older population. There is a need to ensure that specialised housing is appropriate and suitable for the older population in the borough. Currently in LBL there is an oversupply of designated

general needs older people's housing, too much use of residential care, and an undersupply of suitable extra care.

- 6.2. In Lewisham there are 1,138 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.
- 6.3. In addition there are an additional 1,700 units of council and housing associated housing which are designated for older people, but which operate on a general needs model.
- 6.4. 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.
- 6.5. In October 2013 there were 307 older people in residential care placements, with a further 355 older people in nursing care.
- 6.6. 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.

7. New build extra care in Lewisham

- 7.1. In the short-term the Council wants to take advantage of opportunities to develop well-designed and accessible specialist housing for older people.
- 7.2. The Council is working on a new model for modern extra care housing developments incorporating a mixed dependency model and a strong community focus.
- 7.3. 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
- 7.4. 189 new units of extra care will be built in the borough by the end of 2016 in three developments, details of which are set out below:

Marine Wharf

- 7.5. 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

- 7.6. 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. This funding was administered by the Mayor of London on behalf of the Department of Health. 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

- 7.7. 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.

8. Financial implications

- 8.1. The purpose of this report is to request comment and insight in relation to 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 arising from the report.
- 8.2. The Council's financial commitment to the New Build Programme, set out in 7.6 and 7.7 will be considered as part of the Council's normal budget process, and reported to members at the appropriate stage.

9. Legal & Human Rights implications

- 9.1. 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.
- 9.2. 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.

9.3. In summary, the public sector 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.

9.4 Members of the Board are reminded that under Section 195 Health and Social Care Act 2012, health and wellbeing boards are under a duty to encourage integrated working between the persons who arrange for health and social care services in the area.

10. Crime and Disorder Implications

10.1. There are no specific Crime and Disorder implications resulting from this report.

11. Equalities Implications

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

12. Environmental Implications

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

13. Conclusion

13.1. The board is invited to comment on the proposals included within this report and to make suggestions as to how they would like to contribute to this agenda.

Background Documents

['Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society', Department for Communities and Local Government \(2008\)](#)

['Securing Good Care for Older People: Taking a long-term view', Wanless D \(2006\)](#)

[HAPPI \(Housing our Ageing Population: Panel for Innovation\)](#)

[HAPPI2 \(Housing our Ageing Population: Plan for Implementation\)](#)

If there are any queries on this report please contact **Laura Harper, Housing Strategy Officer, LB Lewisham**, on **020 8314 6096**, or by email at: **laura.harper@lewisham.gov.uk**