

<b>REPORT TO:</b>	<b>HOUSING AND COMMUNITY SERVICES COMMITTEE</b>	<b>AGENDA ITEM: 7</b>
<b>DATE OF MEETING:</b>	<b>3<sup>rd</sup> OCTOBER 2019</b>	<b>CATEGORY: (See Notes)</b> <b>DELEGATED or RECOMMENDED</b>
<b>REPORT FROM:</b>	<b>ALLISON THOMAS - STRATEGIC DIRECTOR – SERVICE DELIVERY</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>EILEEN JACKSON, 01283 595763</b> <a href="mailto:Eileen.Jackson@southderbyshire.gov.uk">Eileen.Jackson@southderbyshire.gov.uk</a>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>ADOPTION OF COUNTYWIDE OLDER PERSONS STRATEGY</b>	
<b>WARD(S) AFFECTED:</b>	<b>ALL WARDS</b>	<b>TERMS OF REFERENCE: (See Notes)</b>

## **1.0 Recommendations**

- 1.1 That following Cabinet approval by Derbyshire County Council on 9<sup>th</sup> May 2019, the Committee adopts the recently published 'Older People's Housing, Accommodation and Support – A commissioning Strategy for Derbyshire 2019-35' (set out at Appendix 1 to this report).
- 1.2 That the Committee considers the content of the Strategy document and its wider implications for decision making in other areas of service provision.

## **2.0 Purpose of the Report**

- 2.1 To seek approval for the adoption of the Countywide 'Older Peoples Housing, Accommodation and Support Strategy 2019 – 2035.
- 2.2 To seek commitment to support the implementation of the associated actions contained within the Strategy.

## **3.0 Executive Summary**

- 3.1 South Derbyshire District Council is demonstrating a clear commitment to meeting the housing needs of its aging population and its intention to support the associated actions through both front-line service delivery and the Council's strategic enabling role involving intervention into the way new homes are designed, built and planned.
- 3.2 The Council has been working in partnership with Derbyshire County Council (DCC), other local authorities and its strategic partners to develop the Strategy document and has also had input into the content of the vision document through workshops and joint meetings with consultants commissioned by the County Council to produce

the “Housing and Accommodation for an Aging Population - a Strategic vision for Derbyshire to 2035”. This document sets the scene and current context on which to base decisions relating to extra-care development (housing schemes that incorporate housing, personal care, support and on-site amenities) and the re-configuration of existing sheltered housing stock.

- 3.3 The Strategy document will be used to inform future policy making and to influence development decisions across the County, it provides an overarching view of older people’s housing across the County and sets out the intended outcomes and outputs to be achieved during the life of the document. Each local authority area within the County has a specific section detailing existing provision, population predictions and net shortfalls in different types of provision.
- 3.3 The Strategic Housing Team has been negotiating bungalows, adapted homes and housing built to Lifetime Homes standard over the past 18 months to ensure the supply of new affordable homes will meet the needs of the increasingly aging population. At least 10% of the affordable new build handovers during 2019/20 will be suitable for older people.
- 3.4 Existing provision for older people is provided by Housing Services across all tenures through the Careline (telecare service), floating support services and assisted technology. These front line services are currently under review and will be the subject of a future report to this Committee
- 3.5 The Council is already utilising the Better Care Fund (BCF) allocation to fund additional projects that assist older people to live independently in their own homes for longer and prevent hospital admissions wherever possible.

#### **4.0 Detail**

- 4.1 It is projected that the population of South Derbyshire, which currently stands at just over 100,000, will see the largest increase in population within the County and will result in the number of people aged 75 and over increasing by over 80% between 2018-2035.
- 4.2 A further 816 units of age-designated housing suitable for the needs of older people needs to be developed in South Derbyshire between now and 2035 (units that need to be suitable for older people but not extra-care).
- 4.3 Affordable housing provision for older people is a key priority for the District and there is an estimated need for an additional 368 units of housing with care between now and 2035. This is in addition to an extra 384 nursing care beds that are required within the same timescale.
- 4.4 The development of the Strategy has been undertaken, informed by the following strategic documents;
  - ‘Future of an Ageing population’ – 2016 – a government publication highlighting that older people are disproportionately likely to live in poor quality housing in need of serious repair.
  - ‘Derbyshire County Council – Council Plan’ 2017-21 – that outlines a number of priorities including the commitment to restarting its care programme to provide high quality affordable residential, nursing and extra-care accommodation across the County

- ‘Derbyshire Health and Wellbeing Strategy’ – 2018 – 2023 that supports vulnerable populations to live in well-planned and healthy homes.

The Strategic Vision that underpins the Strategy document states that; ***“Derbyshire is a place that meets the housing needs and aspirations of older people by working in partnership across organisations. This is so that older people can make informed choices and decisions about their homes and housing options to support their independence and enable them to live in a safe, accessible and warm home for as long as they wish, with support and adaptations as required. A range of housing options will be available, including support services and specialist housing”.***

## **5.0 Financial Implications**

- 5.1 There are no specific financial implications directly relating to the approval of this report, however some of the actions contained within the Strategy may have financial implications that will be subject to subsequent financial approval at a future Committee.

## **6.0 Corporate Implications**

### **Employment Implications**

- 6.1 There are no employment implications associated with the approval of the recommendations contained in this report.

### **Legal Implications**

- 6.2 The Care Act 2014 (section 1) requires local authorities to promote an individual's wellbeing. ‘Well-being’ is a broad concept but particular reference is made to an individual's control over day-to-day life (including care and support and the way in which it is provided) and also the suitability of living accommodation (section 1 (2) (d) & (h) Care Act 2014).

The statutory guidance makes it clear that preventative support is wider than adult care alone, and should include the involvement of those responsible for housing services (*paragraph 2.23 Care and Support Statutory Guidance*). The Care Act 2014 is clear on the limits of responsibilities and relationship between social care and housing legislation. Where a district or borough council is required to meet accommodation related needs under housing legislation, then that authority must meet those needs. This does not prevent joint working but this boundary should be considered alongside the strategic vision (*section 23 Care Act 2014 & paragraph 15.51 – 15.52 Care and Support Statutory Guidance*).

### **Corporate Plan Implications**

- 6.3 The recommendations contained within this report have a direct impact on the following themes within the Corporate Plan;
- Place – to increase the supply and range of affordable housing provision

- Place – to Facilitate and deliver a range of integrated and sustainable housing and community infrastructure
- People – to enable people to live independently.

## **7.0 Community Impact**

### **Consultation**

- 7.1 All local authorities within the County were consulted on and had input into the final version of the Strategy document. The Strategic Housing Manager attended initial county-wide workshops arranged by (DCC) where the priorities were established and future joint working protocols were discussed. The Head of Housing Services and Head of Planning and Strategic Housing were also involved in the internal consultation held at the Council Offices. The document has also been subject to quality assurance checks prior to adoption by DCC at Cabinet on 9<sup>th</sup> May 2019.

### **Equality and Diversity Impact**

- 7.2 Local authorities must promote diversity and equality within the provision of services. There is a duty to promote the efficient and effective operation of the market, which includes ensuring that there is a variety of high quality services and providers to choose from (section 5 Care Act 2014).

### **Social Value Impact**

- 7.3 Approval of the recommendations contained in this report and the associated delivery of the strategy will have a positive impact on the following sections within the South Derbyshire Sustainable Community Strategy:
- Enabling people who cannot access market housing to remain within their communities to give support and benefit from established support networks.
  - Rehousing people living in unacceptable living conditions.

## **8.0 Conclusions**

- 8.1 South Derbyshire will have a significant increase in older people's households and it is essential that the Council responds to the increasing need for delivery of affordable housing that will meet the needs of older people.
- 8.2 The Council is able to increase the scope of services to older people living in poor housing conditions to improve their health outcomes. This can be done through innovative use of the BCF.
- 8.3 The Council should use the planning process and its own strategic housing delivery mechanisms to ensure older people have access to appropriate affordable homes that meet their future needs and aspirations.

## **8.0 Background Papers**

- Housing and accommodation for an aging population: a strategic vision for Derbyshire to 2035

- Cabinet report from the Strategic Director for Adult Social Care and Health approved by Derbyshire County Council on 9.5.2019