
REPORT TO:	HOUSING AND COMMUNITY SERVICES	AGENDA ITEM: 14
DATE OF MEETING:	JUNE 5TH 2008	CATEGORY: DELEGATED
REPORT FROM:	MARK ALFLAT- DIRECTOR OF COMMUNITY SERVICES	OPEN
MEMBERS' CONTACT POINT:	KAREN TALBOT – HOUSING OPERATIONS MANAGER X5797	DOC:
SUBJECT:	SHELTERED HOUSING VISION AND STANDARDS	REF:
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: HCSO1

1.0 Recommendations

1.1 That Members receive and note progress with regard to the implementation of the Sheltered Housing Vision and Standards.

2.0 Purpose of Report

2.1 To advise members of progress made in implementing the Sheltered Housing Vision and Standards

3.0 Detail

3.1 Implementation of the Physical Standard

3.1.1 In November 2003 Members accepted a baseline physical standard that had been established as criteria for our sheltered housing stock. This baseline was, most recently, costed and presented to Housing and Community Services Committee in February 2007 with some revision. This revised standard and summary progress is attached as Appendix One.

3.1.2 As indicated in the progress summary at Appendix One, all internal and external works are completed at all bungalow schemes within the sheltered housing stock.

3.1.3 In addition work is already underway to bring all sheltered housing flats internally up to the same South Derbyshire Sheltered Housing Standard.

3.2 Renewal of Careline installations

3.2.1 Members will recall that the Tunstall Group were awarded the contract to upgrade all warden call equipment within the sheltered housing stock to ensure compatibility with the latest in preventative technological advances. In addition the upgrade ensured that Careline had the latest software to be fully responsive to and integrated with the equipment's capabilities.

- 3.2.2 All installations were completed and operational by February 2008.
- 3.2.3 The software upgrade has also allowed our Lifeline customers within the private sector to benefit from these technological developments ensuring that both sectors receive the same capabilities.
- 3.2.4 Members may also recall that a report was approved by Committee in 2007 moving towards a more streamlined charging system for this area of service provision.
- 3.2.5 The upgrade has enabled Careline to develop its role within the Derbyshire wide Telecare project. South Derbyshire's Careline has completed 78 installations of telecare technologies to enable residents to stay in their own homes for longer where they choose to during 2007/08.
- 3.2.6 South Derbyshire has been the most successful provider within the project. The other 8 districts average 39 installations

3.3 Option appraisal on bringing non-sheltered bungalows into sheltered stock

- 3.3.1 In February 2007 Members approved the 'trickle transfer' of 50 general needs bungalows located in Newhall and Hartshorne, into the sheltered housing stock.
- 3.3.2 To enable this all 50 properties have been externally cabled into the Careline system. As soon as the electricity providers have connected the power supply we will be able to offer the sheltered housing service (needs assessment, support plan, warden visits and social alarm response) to these tenants and install the internal equipment to their homes.

3.4 Declassifying sheltered stock

- 3.4.1 In November 2003 Members approved the declassification of a number of sheltered properties that had been identified as 'hard to let' due to inappropriate physical layout for elderly residents.
 - 3.4.1.1 All of these properties are flats and are located at Belvoir Crescent, Pine Grove, Honeysuckle Close, Four Lane Ends (all Newhall), Bloomfield Close in Hilton, and Foston Close / Field Avenue in Hatton.
- 3.4.2 In January 2005 Members also approved the declassification of flats in Croft Close, Netherseal and in April 2005 declassification of Belfield Court and Belfield Terrace in Etwall.
- 3.4.3 In February 2007 Members approved a further round of declassification which consisted of a block of 4 flats in Clifton Road, Netherseal; block of 4 flats in Valley Road, Overseal; block of 4 flats in Unity Close, Church Gresley; block of 6 flats in Main Street, Linton; 12 first floor flats on Bells End Road and Harbin Road, Walton on Trent

3.4.4 Progress is illustrated below.

	Declassified	Remaining in sheltered stock
Belvoir Crescent, Newhall	16 flats	14 flats
Pine Grove, Newhall	14 flats	2 flats
Honeysuckle Close, Newhall	10 flats	6 flats
Four Lane Ends	11 flats	none
Bloomfield Close, Hilton	11 flats	9 flats
Foston Close / Field Avenue, Hatton	5 flats	5 flats
Croft Close, Netherseal	5 flats	7 flats
Belfield Court / Belfield Terrace, Etwall	2 flats	18 flats
Clifton Road, Netherseal	4 flats	6 flats
Valley Road, Overseal	1 flat	3 flats
Unity Close, Church Gresley	0 flats	4 flats
Main Street, Linton	2 flats	4 flats
Bells End Road and Harbin Road, Walton	7 flats to 40+	5 flats

4.0 Corporate Implications

4.1 Full delivery on our vision for the Sheltered Housing Service is an outstanding action.

5.0 Community Implications

5.1 The implementation of a clear strategic vision and standards for Sheltered Housing will allow the council to make the next step in improving the housing services provided for older people in South Derbyshire

South Derbyshire Sheltered Housing Standard

Recommended	Progress at May 2008
Sloping entrance paths to have non slip finish	External works complete to all bungalow schemes
All paths have handrails (taken to sloping paths only)	
Lifts are available for all properties not on ground floor Stairlifts will be installed for residents who require them to access accommodation above ground floor.	Funding available
In communal areas all electrical switches are two way	Complete
All dwellings are centrally heated	Complete
Hot water is thermostatically controlled	Not complete
All dwellings have a warden call system	Complete and Telecare enabled
Smoke detector is installed	Complete
CO detector is installed	Complete
Kitchen is a separate room	Complies
Kitchens have a minimum of 1.5 m workspace (not less than 300mm in any one run)	Complies
All taps are to be lever taps	Internal works complete to all bungalow schemes. Internal works to flats in progress
Floor coverings in kitchen and bathroom are non-slip	
Suited locks are fitted	Complies

Desirable	
All dwellings have external ramped access where necessary	Provided to individuals in need through DFG
Appropriate drying facilities are provided	Complies
All dwellings on a single level	Complies
Main doors have clear opening of 800 mm	Complies
Internal doors have clear openings of 775 mm	Complies
Door entry control system should be installed in schemes with shared access	Upgrade complete
Sprinkler system should be fitted (where necessary)	None deemed necessary
Communal schemes to have easily accessible and well lit wheelchair / mobility scooter store with charging sockets	Peartree Court scooter store in progress