Older Persons Housing Strategy
2019-2029

CONSULTATION DRAFT
## Document Control

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<td>Version control</td>
<td>0.3</td>
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</tr>
<tr>
<td>Implementation due date</td>
<td>June 2019</td>
</tr>
<tr>
<td>Approving body</td>
<td>Cabinet</td>
</tr>
<tr>
<td>Approval date</td>
<td>May 2019</td>
</tr>
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SECTION 1 - INTRODUCTION

A Vision for Older Peoples' Housing / Strategic Framework / Purpose and Scope / National and Local Context / Our Priorities

1. Overview

1.1 A safe and settled home is the cornerstone on which individuals and families enjoy a better quality of life, access the services they need and maintain independence. Providing suitable housing for all is therefore a key priority.

1.2 The availability of suitable accommodation for older people is under particular pressure as the older population continues to increase in size at a faster rate than the increase in housing supply. The support services sometimes necessary to help older people live independently are also subject to continuing funding pressures.

1.3 This Older Persons' Housing Strategy has been formulated to help maximise the provision of suitable housing despite these pressures. It is being developed in consultation with a wide range of residents, service providers and other partners and stakeholders.

2. Our Vision

2.1 Our priorities for older peoples' housing in Derby are captured in the following vision statement:

To help provide a wide range of good quality, suitable and affordable accommodation for our older citizens, along with appropriate information and advice, to better enable them to make informed and appropriate housing choices.

2.2 The Council and its partners are committed to improving housing options for older people and meeting the opportunities and challenges arising from changing demographics, government initiatives, economic circumstances and the expectations of residents.

3 Strategic Framework

3.1 The priorities set out in this document support our broader partnership objectives for the city. The Derby Plan is a long-term plan which was established to improve the quality of life for everyone in Derby, both for current

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1 Generally, housing for older people refers to housing for people 55 years and older. In some cases, information we rely on that is provided by government and other agencies might use other age ranges, such as over 60 or over 65.
and future generations. Its vision is that by 2030 Derby will be a safe, strong and ambitious city. It is a high-level plan that brings together the priorities of key partners across the city from the public, private and voluntary sector. We are currently working with partners to refresh the Derby Plan.

3.2 Derby City’s Council Plan 2016-2019 sets out what we as a Council will do to support achieving the vision of the Derby Plan.

3.3 This Older Persons’ Housing Strategy supports and is a sub-strategy of Derby’s Housing Strategy 2015-2019. This is the over-arching document setting out our vision for housing in the city; it aligns with the Council Plan and the Derby Plan.

3.4 The links between the Older Persons’ Housing Strategy and the various other policies, plans and strategies which support our Housing Strategy and the Derby and Council plans are illustrated in figure 1 below:

Figure 1: Strategic Links

![Diagram showing strategic links](image-url)
4 Purpose and Scope

4.1 This strategy sets out our approach to help deliver appropriate housing choices for older people; it is ambitious in seeking to respond to and meet the changing housing needs of today’s and tomorrow’s older generations.

4.2 It covers all older people and those approaching older age who live in Derby or who want to move into the area.

4.3 In formulating this strategy, we have taken into account not only local circumstances but also the national policy context and the agenda of government. We have also considered what initiatives have been effective in Derby in the past, so that we may build on previous successes. These two areas are explored in more detail in Appendix A: The National Policy Context, and Appendix B: A Review of Older Persons’ Housing over the last 5 years.

**Older Persons' Housing Strategy: Development Prospectus**

4.4 When devising this Strategy, it became apparent that an important tool to help accelerate the volume and pace of development across the sector was an investment guide or prospectus. Consequently, we are drafting a prospectus which will be finalised and made public in the Spring 2019. The prospectus will help encourage and facilitate investment in new housing for older people in Derby. It will highlight the extent and location of the most pressing demand and set out what the Council will do to support developers.

4.5 This strategy along with the investment prospectus will give future strategic direction when developing new or remodelled housing for this group of people. And because market or private sector housing accounts for approximately 80% of housing in the city, it is a key consideration in determining appropriate measures for improving housing supply for older people. This strategy therefore covers all tenures of housing, from social rented, private sector rented and owner occupied.

4.6 This strategy is intended to be an active document that will evolve over its life cycle. In particular, this consultation draft is not overly prescriptive in action planning. Instead, it lays out our broad priorities and objectives, and outlines some key actions. But a more detailed action plan will be drawn up following the consultation process which will take account of feedback received. The completed action plan will be embedded in the final version of the strategy and reviewed periodically to ensure that the agreed priorities are being delivered. More detail on our key actions and the delivery process can be found in section 3.
5 Key Messages from the National Policy Context

5.1 A broader account of the national policy context can be found in Appendix A, but the key messages are as follows:

a) There is a major push towards more house building across all tenures via the ‘Get Britain Building Fund’, other funding pots and reforms to the National Planning Policy Framework (NPPF). The revised NPPF was implemented in July 2018.
b) Local authority planners and commissioners need to be clear about the volume and type of housing suitable for older people that is needed.
c) Older people increasingly aspire to well-designed, adaptable homes that offer space, amenities and flexibility.
d) Greater community consultation and involvement in the decision making process should be fostered.
e) Successful models of provision should be clear about their purpose and outcomes.
f) Extra Care housing is seen as a good option in terms of health and well-being as well as cost but in some areas take up is low.
g) Helping older people live independently at home for longer is an increasing priority - it is usually the option of choice for older people, and reduces cost pressures for social care and the NHS. In tandem with this, there is increasing movement towards more individual, personalised care.
h) There is similarly increasing encouragement for older people to be cared for in the community through investment in initiatives such as FirstStop, Home Improvement Agencies and Handyman Schemes.

6 Local Context – Our Priorities

6.1 Derby's Local Plan (Part 1) identifies that our older population is growing in size, and states:

Demographic evidence\(^2\) shows that Derby has an ageing population and the City needs to respond to the housing needs of this section of the population accordingly.

6.2 Clearly, to meet the expanding housing needs of this section of the population, we need to increase the volume of available housing that is suitable for older people. But it is also critical to improve access to information and advice for this age group, and to improve the quality and standards of existing housing. Where necessary, adaptations, modifications and support services should be made available in order to allow older people to continue living independently in their own homes as long as possible.

6.3 Assistance should also be provided when older people need to 'downsize' and move from their current accommodation to something smaller and more manageable.

\(^2\) A sample of the demographic evidence which demonstrates this is set out in section 2 of this document.
6.4 Our previous Older Persons’ Housing Strategy identified a number of key priorities in addressing these issues and improving housing quality and choice. The principles behind these remain important for older people today and looking forward over the next ten year period and beyond. They remain at the heart of what we are trying to achieve in developing and implementing this new strategy.

6.5 Our priorities for the period 2019-2029 are:

a) Improving the range and accessibility of information, advice and support services.

b) Expanding the availability of good quality housing, both for rent and purchase, enabling older people to live in suitable housing of their choice.

c) Implementing measures to help people stay independent in their own homes for longer.

d) Helping people move to more appropriate housing when their current housing becomes unsuitable or unmanageable.

7 Review of the last 5 years

7.1 A brief review of how we have addressed these priorities over the lifetime of the previous strategy highlights ‘what works’ and helps to inform our planning for the future. This review is provided in Appendix 2.
SECTION 2 - Understanding Local Need

Demographics / Housing health and Social Care / Diversity / Income Deprivation / Specialist Housing

1 Derby Demographics

1.1 Mapping the spatial distribution of the older population helps us to anticipate where the demand for older persons housing is likely to be concentrated. The map below illustrates the most heavily populated areas in the city, by people aged 65 and over.

Fig.2: Percentage of the Population Aged 65 and over

1.2 Parts of Allestree, Spondon and Mickleover carry the greatest densities of older people, with small pockets of relatively high concentration also to be found in Chellaston and Chaddesden. These densities typically exceed 18% but in some cases exceed 37% of the population in the locality.

1.3 This will have implications for future demands on care and health support services, as these communities are likely, over time, to have high density levels of people aged 75 and over households.
1.4 Areas with relatively high density levels of older people located on the peripheral boundary of the city, present implications and opportunities for cross boundary development.

1.5 A significant proportion of the north west of the city, namely Allestree, Darley and Mickleover and Alvaston to the east of the city, has high densities of older people who are 75 and over.

1.6 Assuming life expectancy levels continue to increase, these areas will be increasingly occupied by ageing elderly households. This has particular implications for housing demand, care and support in those areas.

1.7 Some areas may reveal higher levels of ageing populations due to distortions associated with high numbers of residential nursing/care homes, (e.g. on Burton road), and this factor should be taken into consideration when considering needs for that area.

2 Population Growth Projections

2.1 Derby’s population aged 65 and over, is projected to increase by more than 20,000 people by 2039, as shown in figure 3. During the same period, the 85 plus population is projected to almost double, rising from a little over 6000 people to just over 12,000 people. This growth in the city’s older population is likely to place significantly increased demands on local services.

<table>
<thead>
<tr>
<th>Age</th>
<th>2017</th>
<th>2021</th>
<th>2025</th>
<th>2029</th>
<th>2033</th>
<th>2037</th>
<th>2039</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Ages</td>
<td>58,341</td>
<td>64,953</td>
<td>271,188</td>
<td>277,296</td>
<td>83,116</td>
<td>88,624</td>
<td>291,355</td>
</tr>
<tr>
<td>65 yrs plus</td>
<td>41,652</td>
<td>43,855</td>
<td>47,116</td>
<td>51,800</td>
<td>56,682</td>
<td>60,620</td>
<td>61,850</td>
</tr>
<tr>
<td>75 yrs plus</td>
<td>19,885</td>
<td>21,541</td>
<td>24,395</td>
<td>26,326</td>
<td>28,486</td>
<td>31,496</td>
<td>33,336</td>
</tr>
<tr>
<td>85 yrs plus</td>
<td>6,274</td>
<td>6,840</td>
<td>7,590</td>
<td>8,509</td>
<td>10,378</td>
<td>11,583</td>
<td>12,093</td>
</tr>
<tr>
<td>Aged 65 plus as a proportion of the total population (%)</td>
<td>16.1</td>
<td>16.6</td>
<td>17.4</td>
<td>18.7</td>
<td>20.0</td>
<td>21.0</td>
<td>21.2</td>
</tr>
<tr>
<td>Aged 75 plus as a proportion of the total population (%)</td>
<td>7.7</td>
<td>8.1</td>
<td>9.0</td>
<td>9.5</td>
<td>10.1</td>
<td>10.9</td>
<td>11.4</td>
</tr>
<tr>
<td>Aged 85 plus as a proportion of the total population (%)</td>
<td>2.4</td>
<td>2.6</td>
<td>2.8</td>
<td>3.1</td>
<td>3.7</td>
<td>4.0</td>
<td>4.2</td>
</tr>
</tbody>
</table>

Source: Office for National Statistics, 2014 based population projections to 2039 - local authority based by single year of age
3  Housing, Health and Social Care Needs

3.1 The increasing housing needs of our expanding older population, whether they be for mainstream housing or more specialist housing such as extra care, will be explored in detail in our older person's housing investment prospectus, which is currently under development. This will be completed and circulated in the Spring of 2019.

3.2 With regard to impacts on health and social care needs, the table below shows predictions for the increase in the population of people aged 65+ that will need additional support.

3.3 As the number of older people living longer rises, there will also be an increase in the period of time in which an older person lives with limiting health conditions.

Figure 4. Increase in demand for services from people aged 65 plus

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
</tr>
</thead>
<tbody>
<tr>
<td>People living with dementia</td>
<td>3,094</td>
<td>3,237</td>
<td>3,648</td>
<td>4,217</td>
<td>4,805</td>
</tr>
<tr>
<td>People with a limiting life-term illness</td>
<td>11,119</td>
<td>11,616</td>
<td>12,866</td>
<td>14,457</td>
<td>16,237</td>
</tr>
<tr>
<td>People unable to manage at least one personal care task on their own</td>
<td>14,291</td>
<td>14,815</td>
<td>16,378</td>
<td>18,451</td>
<td>20,690</td>
</tr>
<tr>
<td>People unable to manage at least one domestic care task on their own</td>
<td>17,414</td>
<td>18,085</td>
<td>19,998</td>
<td>22,487</td>
<td>25,233</td>
</tr>
</tbody>
</table>

NB. Data projected from 2011 Census results

3.4 A growing older population will also increase the number of people with acquired sensory impairments, a greater number of frail older people and whose mobility is impaired by physical disability. This has implications for services and the way they are delivered. Often people need to access universal services and locations, but will find barriers including physical access and a lack of accessible information.

Dementia

3.5 Dementia is a serious and growing problem affecting older people. Most types of dementia progress very slowly, with many people living with the condition for 10 years or more.

3.6 In Derby there are approximately 3,094 older people with dementia. By 2030 this number of is expected to rise to 4,217.
3.7 Derby has significant Asian and African Caribbean populations, particularly in the Arboretum and Normanton areas. People of Southern Asian descent are more likely to suffer from diabetes and cardiovascular disease, which can lead to vascular dementia.

3.8 Offering people with dementia telecare equipment can help maintain independence, reduce carer anxiety, increase dignity and control and avoid crisis. The Carelink team currently provides a fast track assessment and installation of telecare equipment for people with dementia and their carers.

4 Recognising Diversity

4.1 Derby has a growing and diverse Black and Minority Ethnic population. The 2011 Census reveals that the minority ethnic population has grown to 23.7% of the resident population. We have experienced an on going change to our community profile, which now includes diverse communities representing over 180 nationalities. This has implications for BME communities, and also for ageing BME communities.

<table>
<thead>
<tr>
<th>Ethnic Group</th>
<th>Total population in all age categories</th>
<th>Age 65-69</th>
<th>Age 70-74</th>
<th>Age 75-79</th>
<th>Age 80-84</th>
<th>Age 85 plus</th>
</tr>
</thead>
<tbody>
<tr>
<td>White: Irish</td>
<td>2,319</td>
<td>209</td>
<td>250</td>
<td>209</td>
<td>141</td>
<td>67</td>
</tr>
<tr>
<td>White: Gypsy or Irish Traveller</td>
<td>295</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>White: Other White</td>
<td>9,751</td>
<td>121</td>
<td>134</td>
<td>138</td>
<td>107</td>
<td>150</td>
</tr>
<tr>
<td>Mixed/multiple ethnic group: (includes White &amp; Black Caribbean, African, Asian and other Mixed)</td>
<td>7,232</td>
<td>39</td>
<td>35</td>
<td>27</td>
<td>19</td>
<td>21</td>
</tr>
<tr>
<td>Asian/Asian British: (Includes Indian, Pakistani and Chinese)</td>
<td>31,095</td>
<td>570</td>
<td>533</td>
<td>413</td>
<td>263</td>
<td>145</td>
</tr>
<tr>
<td>Black/African/Caribbean/Black British: (Includes African and Caribbean)</td>
<td>7,320</td>
<td>134</td>
<td>197</td>
<td>169</td>
<td>86</td>
<td>37</td>
</tr>
<tr>
<td>Other ethnic group</td>
<td>3,354</td>
<td>35</td>
<td>31</td>
<td>29</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>Total resident BME population</td>
<td>61,366</td>
<td>1,110</td>
<td>1,181</td>
<td>988</td>
<td>633</td>
<td>438</td>
</tr>
<tr>
<td>Total resident population</td>
<td>248,752</td>
<td>10,169</td>
<td>8,715</td>
<td>7,568</td>
<td>5,972</td>
<td>5,245</td>
</tr>
</tbody>
</table>

BME population as % of total resident population within specified age range

|                      | 24.7% | 10.9% | 13.6% | 13.1% | 10.6% | 8.4% |

Source: Office for National Statistics, Census 2011, DC2101EW, Ethnic Group by Sex and Age, Adjusted
NB. BME groups used here are bespoke in order to avoid result suppression and exclude White English/Welsh/Scottish/Northern Irish/British. BME percentages are represented as a proportion of the total resident population.
4.2 Figure 6 below illustrates significant older BME population levels in Arboretum, Normanton, Abbey and Sinfin, which may require a specific response to meeting cultural and housing with care needs.

Almost half of the 65 plus population for Arboretum and Normanton wards are BME, with half of these being over 75 years old.

**Fig.6 % BME ward population by 65 plus and 75 plus age groups**

<table>
<thead>
<tr>
<th>Ward</th>
<th>2011 Census Merged Wards</th>
<th>% Resident BME Population who are 65 years plus</th>
<th>2011 Census Merged Wards</th>
<th>% Resident BME Population who are 75 years plus</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arboretum</td>
<td>49.7</td>
<td>Arboetum</td>
<td>49.3</td>
<td></td>
</tr>
<tr>
<td>Normanton</td>
<td>42.8</td>
<td>Normanton</td>
<td>40.3</td>
<td></td>
</tr>
<tr>
<td>Abbey</td>
<td>21.3</td>
<td>Sinfin</td>
<td>21.0</td>
<td></td>
</tr>
<tr>
<td>Sinfin</td>
<td>21.1</td>
<td>Abbey</td>
<td>20.2</td>
<td></td>
</tr>
<tr>
<td>Blagreaves</td>
<td>15.8</td>
<td>Blagreaves</td>
<td>14.1</td>
<td></td>
</tr>
<tr>
<td>Littleover</td>
<td>15.5</td>
<td>Littleover</td>
<td>10.7</td>
<td></td>
</tr>
<tr>
<td>Darley</td>
<td>7.6</td>
<td>Darley</td>
<td>7.7</td>
<td></td>
</tr>
<tr>
<td>Alvaston</td>
<td>7.2</td>
<td>Alvaston</td>
<td>6.4</td>
<td></td>
</tr>
<tr>
<td>Boulton</td>
<td>6.7</td>
<td>Boulton</td>
<td>6.2</td>
<td></td>
</tr>
<tr>
<td>Chellaston</td>
<td>5.6</td>
<td>Oakwood</td>
<td>5.6</td>
<td></td>
</tr>
<tr>
<td>Derwent</td>
<td>5.5</td>
<td>Derwent</td>
<td>5.4</td>
<td></td>
</tr>
<tr>
<td>Oakwood</td>
<td>5.5</td>
<td>Chellaston</td>
<td>5.2</td>
<td></td>
</tr>
<tr>
<td>Mackworth</td>
<td>5.2</td>
<td>Mackworth</td>
<td>5.1</td>
<td></td>
</tr>
<tr>
<td>Mickleover</td>
<td>4.9</td>
<td>Chaddesden</td>
<td>4.5</td>
<td></td>
</tr>
<tr>
<td>Chaddesden</td>
<td>4.1</td>
<td>Mickleover</td>
<td>4.2</td>
<td></td>
</tr>
<tr>
<td>Allestree</td>
<td>3.8</td>
<td>Spondon</td>
<td>4.2</td>
<td></td>
</tr>
<tr>
<td>Spondon</td>
<td>3.1</td>
<td>Allestree</td>
<td>2.9</td>
<td></td>
</tr>
<tr>
<td>Derby</td>
<td>11.5</td>
<td>Derby</td>
<td>11.0</td>
<td></td>
</tr>
</tbody>
</table>

Source: Office for National Statistics, Census 2011, DC2101EW, Ethnic Group by Sex and Age Adjusted

NB. In order to avoid result suppression, BME groups exclude White English/Welsh/Scottish/Northern Irish/British.

Percentages refer to the proportion of the total resident population made up by either the 65 plus or 75 plus BME population as defined previously.
4.3 The vast majority of BME households over the age of 65 either own their own home or rent from the council. Very few are in private rented accommodation.

4.4 Notably, the vast majority of BME households over the age of 75 own their own home. This may be due to people of BME heritage historically having difficulty accessing social housing and as a result buying their own homes. Some people in this category may have difficulties with having sufficient revenue to maintain their own homes to a decent standard.

5 Income Deprivation Affecting Older People

5.1 Whilst a large proportion of older people have capital and personal finances sufficient to meet their own needs in the market place, there is still an insufficient supply of good quality market housing to meet demand.

5.2 Furthermore, a significant proportion of older people do not have sufficient resources of their own to call on. The map in figure 7 below shows income deprivation affecting older people living in Derby, expressed as the proportion of adults aged 60 or over.
5.3 Approximately 20% of older people are living in income deprivation. (This includes adults aged 60 or over receiving Income Support or income-based Jobseekers Allowance or income-based Employment and Support Allowance or Pension Credit).

5.4 The map identifies areas of Derby within the most deprived areas nationally. There is further evidence that there is more concentrated clustering of higher levels of deprivation in the central wards, with the most extensive coverage in Arboretum and the city centre. Much of Normanton and parts of Sinfin, Alvaston and Derwent also suffer relatively high levels of income deprivation for older people.
6  Under-Occupation - Releasing Family Homes

6.1 There are a significant number of under-occupied homes in the social rented sector nationally, and this national position is closely mirrored at a local level in Derby. There are in the region of 2700 council properties under-occupied, mostly by a single or couple older household. More significantly, a large proportion of these are large family homes, many of which are in locations of high demand and therefore, given the comparatively low numbers of affordable housing units available, it is clear that we should seek to make the most efficient use of our existing resources and housing stock.

6.2 National and local research and consultation with older people indicates a preference to remain close to family, friends and existing links with the local community. Where people need to move but do not have any options available locally, it is far more likely that they will not move voluntarily until a crisis or their health dictates that they must. With bungalows repeatedly identified as the most popular downsizing choice, there is often a mismatch in the housing supply available in the social rented sector, to encourage and enable such households to move to more appropriate housing.

6.3 The decision to move is always complex and subjective, but it is true for all tenure sectors, that there remains a significant shortage of both desirable and well-designed homes for older people. In the social rented sector, financial incentives have been dramatically increased, in recognition of the need to release family homes in high demand, in the context of limited supply.

7  Specialist Housing for Older People

7.1 Whilst market housing provides the majority of stock in the city, around 80%, older people may choose to live in various different types of accommodation. These include:
- mainstream / general needs housing (with or without adaptations)
- specialist housing including sheltered and Extra Care
- supported living complexes in including residential and nursing care homes.

The expanding need for these types of accommodation over the next decade and beyond will be analysed in detail in the forthcoming Investment Prospectus.

Extra Care

7.2 A strategic approach to housing with care will help older people to live well at home for longer, providing many with a home for life. Well planned and designed extra care housing, offers a lifestyle choice to older people who require some level of care and support. Research has shown such housing can improve health and well-being – reducing hospital admissions and other demands on the NHS and social care budgets.

7.3 Derby has made good progress in delivering and planning for future Extra Care
housing. The Council has been and will continue to be proactive in seeking out further opportunities to deliver new schemes as the local demand for extra care schemes continues to rise.

7.4 Since Derby's first purpose built Extra Care development opened at Handyside Court in 2009, housing register data, surveys and consultations have demonstrated that extra care is a popular choice for older people - voids are quickly filled and nominations indicate that demand for places exceeds the number of places available. Community events have also indicated that Extra Care Housing was the preferred supported accommodation choice for residents within every age group, and there is wide geographical community support for more Extra Care schemes in their localities.

7.5 Subject to further consultation, extra care housing could well provide further replacements for Council run care homes, with the advantage of being able to support larger numbers of older people with a greater choice of more locally delivered services. Despite a significant reduction in Homes England grant funding traditionally used to support such schemes, the Council is still committed to work with its development partners to look at alternative funding sources.
SECTION 3 – DELIVERING THIS STRATEGY
Key challenges / Resources / Implementation, Monitoring and Review / Equalities

1  Key challenges looking forward

1.1 In delivering the priorities set out in this strategy it is important to consider what challenges there will be and the resources we will be able to draw on.

1.2 A number of issues (some of which have been discussed in the preceding sections) are likely to present significant constraints over the next ten years and beyond. These include:

a) The growing and ageing population increasing demand for housing and related support services
b) The imminence of ‘Brexit’, with unpredictable consequences for the economy. This may impact on the financial and labour resources available for both the construction of new housing and the provision of housing related support services.
c) A growing private rented sector, a significant proportion of which does not meet the decent homes standard. It is also based mainly on short-term contracts and a consequent lack of security which is often unsuitable for those who are vulnerable due to age or disability.
d) A lack of housing sites within the city boundary suitable for new development.
e) The extension of Right to Buy to cover registered providers’ properties. This has the potential to further reduce the stock of affordable housing.
f) Continued funding pressures for the Council and its partners.

1.3 These and other pressures will have the general result of increasing demand for services while simultaneously reducing resources. Nevertheless, it is our ambition that by working innovatively and collaboratively with partners we will be able to address the priorities outlined in this document.

2  Resources

2.1 The resources available to implement this strategy may vary from year to year depending on the Council’s own funding, the funding of key partners and any additional funding that may be made available by central government and other agencies.

2.2 For example, Homes England (formerly the Homes and Communities Agency) has a regular programme of funding to support the development of new affordable homes. Other government departments such as the Ministry of
Housing, Communities and Local Government and the Department of Health periodically release funds to support accommodation for specific vulnerable groups. Finally, New Homes Bonus, which is government funding based on new properties built or empty homes brought back into use, can also be used to support further development and support services. However, the financial value of new homes bonus to local authorities has been reduced by recent amendments to the scheme, and its future remains uncertain.

3 Achieving our priorities

3.1 In this section we set out the key actions we are committed to undertaking to achieve our priorities. However, it is not the intention of this consultation document to produce a definitive, fully comprehensive action plan. Given there are potentially an almost unlimited number of demands for housing and related services, and limited resources, the process must be one of evaluation and prioritisation of the various courses of action open to us.

3.2 This evaluation and prioritisation process will take into account internal department business planning, the emerging corporate Market Position Statement currently being drawn up by Adult Social Care, and the views of all stakeholders from other organisations and representative groups across Derby, which we will engage with through the consultation process. However, our over-arching priorities are established, and these are to:

a) Improve the range and accessibility of information, advice and support services.

b) Expand the availability of good quality housing, both for rent and purchase, better enabling older people to live in suitable housing of their choice.

c) Implement measures to help people stay independent in their own homes for longer.

d) Help people move to more appropriate housing when their current housing becomes unsuitable or unmanageable.

4 Our key actions

Older Persons' Housing Investment Prospectus

4.1 We will formulate an Investment Prospectus which will encourage the development of new housing for older people in Derby. It 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 will be circulated in Spring 2019.

Bungalows

4.2 Bungalows are in particularly short supply. 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 an acquisitions programme. 7 new bungalows will be built in 2019-20 by Derby Homes, while we already plan to purchase 8 new build bungalows later on in 2019.

Extra Care

4.3 Preliminary analysis suggests we need a minimum of a further 360 units or 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 target. This will involve collaboration between teams across the Council (planning, housing, development, social care etc.), and external developers and partners. The investment prospectus discussed above will be a key tool in facilitating this.

Market Position Statement

4.4 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 local people. (These options include extra care, supported accommodation, domiciliary care, residential and nursing home 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 by June 2019. This Market Position Statement 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.

Homeshare

4.5 Homeshare brings together older people and others who need support to stay in their homes, known as householders, with young people and others, known as homesharers, who provide companionship and ten hours per week of low level practical support in return for an affordable place to live. We will investigate the feasibility of setting up or supporting a 'Homeshare' scheme in Derby.

Other Actions

4.6 There are a number of actions we are currently undertaking which contribute to our stated priorities. We hope to maintain and expand the majority of these services. But as outlined in 3.1 above, we will review which of these can be resourced and prioritised for the years ahead. A sample of current activities include:

- Improving the range and accessibility of information, advice and support services

1) Weekly drop in sessions at selected community locations that give expert social care advice; our 'Talking points' programme.
2) Information and advice service for carers
3) Healthy Housing Hub service assisting with repairs, improvements, adaptations and advice
4) Ongoing training for the ‘Front of House’ team at the council house so that they are better able to support our customers to access services online using the public access PCs.
5) Personal budgeting advice or signposting customers to external resources for targeted support.

b) Implementing measures to help people stay independent in their own homes for longer

1) Healthy Housing Hub, including the handyperson service facilitates and assists with repairs, improvements, and adaptations.
2) Disabled Facilities Grant service provides for property adaptations for disabled and older people. It currently receives statutory funding and this is expected to continue well into the 2020s.
3) Work with Derbyshire Community Healthcare Services (DCHS) to continue to develop successful re-ablement interventions

c) Helping people move to more appropriate housing when their current housing becomes unsuitable or unmanageable.

1) The DFG service also provides relocation assistance where adaptations to the existing property are not practical or viable.
2) HHHH can help with moving vulnerable people in the private sector to more appropriate accommodation though advice and signposting.
3) Incentivise downsizing by continuing to work with private developers and social housing providers to maximise the volume and attractiveness of housing suitable for older people.
4) Review specific initiatives to help facilitate downsizing in council stock. These include:
   - Relocation assistance
   - Financial incentives
   - Housing Options Advice
   - Prioritising down-sizing households for new build properties
   - Developing extra care as alternative provisions for elderly and potentially vulnerable households

Following the consultation and review process, we will complete a comprehensive action plan. This will be embedded in the finalised strategy.
5

Equalities

5.1 This Older Persons' Housing Strategy is cross-tenure, which means that it applies to privately-owned residential properties and also to properties owned by the council, housing associations or other public or quasi-public bodies. It applies to both owners and tenants.

5.2 The key strategic priority is the more effective provision of housing and support for older people. Achieving this priority will therefore have a beneficial impact on older people and those approaching older age. It will also impact on low income and minority ethnic households, who are more likely to be resident in poor quality housing.

5.3 A full Equalities Impact Assessment of this strategy will be undertaken in Spring 2019. Its purpose will be to assess the impact of the strategy on the different equality groups with the intention of implementing corrective action where this impact is negative. It is also intended to ensure that access to services is maximised for everyone.

Specific actions resulting from the EIA will be fed into the final version of the action plan.

6

Monitoring and Review

6.1 Progress against statutory and local targets will be monitored by the Council's standard performance monitoring systems. An overall review of the action plan will be conducted in 5 years unless circumstances dictate this should be brought forward.
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Appendix A: The National Policy Context – Key Elements

a) Housing White Paper - "Fixing our Broken Housing Market" (2017).

The ageing population and the national shortage of housing is one of the greatest challenges of our time. The Government's overarching response to this is set out in the white paper.

The proposals in the report outline how the Government intends to boost housing supply and, over the long term, create a more efficient housing market by ensuring that they:

- Plan for the right homes in the right places
- Build homes faster
- Diversify the housing market
- Help people now

b) Home Building Fund – "Let's get Britain building" (2016).

The Government launched this £3 billion fund in 2016, which comprises a combination of loan, grant and debt guarantee. It is intended to boost new construction to 200,000 new homes per year, tackle the housing deficit and ensure everyone has a secure place to live.

c) Care Act 2014

The challenge of addressing the housing needs of older people is an acute one and has implications not only for housing but also for social care, health services and community cohesion. The Care Act 2014 requires local authorities to help develop a market that delivers a wide range of sustainable high quality care and support services. It also states that they should engage with local providers to help understand what services are likely to be needed in the future, and what types of support should be developed in order to prevent or delay the need for care or support. Under Section 4, a duty is placed on local authorities to establish and maintain accessible, good quality information which should include detail on available housing options.

d) Disabled Facilities Grants (DFGs)

DFGs enable elderly and disabled residents make adaptations to their home, helping them to live independently and safely.

e) Building our homes, communities and future (LGA 2016)

The Local Government Association's (LGA) Housing Commission final report published in 2016 reported the need to better provide housing for older people. It outlined the need for an increase in:
• Age-friendly housing designed to HAPPI (Housing our Ageing Population Panel for Innovation) principles, and
• Resources to fund adaptations to enable older people to stay healthy and happy for longer, and reduce demand on NHS and care services

Their recommendations included:

• Planning for an ageing population
• Develop a new market of all-age homes
• Build specialised homes for older people, and
• Support people to plan ahead for housing and care in later life

f) Housing our ageing population (LGA 2017)

The LGA commissioned the Housing Learning and Improvement Network (LIN) to research and report on how councils are shaping the current and future supply of housing for an ageing population in their area. Key themes that emerged included:

• Having a clear vision, promoting awareness and changing attitudes to later life
• Planning for an ageing population
• Delivering and enabling new housing for older people across the public and private sectors
• Promoting an integrated approach to housing, care and health
• Sustaining older people in mainstream housing

g) Housing Learning and Improvement Network (LIN) – HAPPI

The Housing LIN is recognised by central government and the housing with care sector as a leading authority on specialist housing, and identifying innovative housing solutions for an ageing population. In 2015 an All Party Parliamentary Group (APPG) Housing and Care for older people inquiry "Making retirement living a positive choice" commissioned four inquiry sessions to determine best practice and innovative solutions in the management of retirement properties.

The APPG reported its findings in "Housing our Ageing Population: Positive Ideas" (HAPPI3) in June 2016 with the following recommendations:

• Housing Ministers to take lead on securing more support across Government to boost output of house building for older people
• Stamp Duty exemption for those over pension age
• Help to buy assistance extended to those buying new property in older age
• Department of Health should supplement the Government’s capital investment programme for housing with care support, as it saves money for the NHS and social care
• Department for Work and Pensions should ensure its policies for rent regulation/Housing Benefit do not deter investment in extra care and specialist housing for older people
• Local authorities should ensure their local plans give necessary priority to older people’s housing needs
• House builders, investors and lenders should lead the way with high-quality design and imaginative marketing to address supply and demand
• House builders and developers should give clear and transparent information about charges and fees to potential buyers and tenants
• Housing providers should move forward in introducing ‘care-ready’ features such as new connected homes technologies to provide greater independence and control
Appendix B: Review of the last 5 years

Housing information and advice

In addition to the housing options service located in the council house, housing information and advice is provided at a number of events in various locations. This is to maximise the accessibility of information and to reach as wide an audience as possible.

- New online services such as 'My Account' have been developed and extensive support provided to help use them.

- The customer service 'Front of House' team based in the council house reception has been expanded in size and the staff have completed an extensive training programme. A dedicated telephone number has also been provided for customers wishing to access services who cannot use the internet.

- The Derby Homes team at Parkland View extra care facility provide a weekly housing management surgery and one-to-one appointments for residents who require support to maintain their tenancies and independence.

- It has also supported the residents there to develop a forum. The forum has enabled the team to supply or sign post residents to relevant information; guest speakers are invited on a regular basis to give information and advice. The forum meets each month.

- A 'Talking Points' session in partnership with adult social care is also hosted here, where residents from Parkland and the local community can access information and advice. Talking points sessions are available at various locations throughout the city.

- Our Healthy Housing Hub, including the Handy Person service, promote their services at various events across the city throughout the year – and have an online referral and contact presence.

Under Occupation

Older people under occupying council homes are given maximum priority for a move into more suitable accommodation, thereby releasing much needed family housing. During the period 2015-2019, over 900 under occupying households were moved to more suitable accommodation.

Housing availability and choice

In addition to existing extra care schemes at Handyside Court, Cedar House, and Greenwich Gardens, we have delivered additional, high quality Extra Care schemes, strategically located to respond to the needs of older people in areas of most need.
These comprise 70 apartments at Sunnyfield and 82 apartments at Parkland View. This brings the total number of extra care units in the city to 326. The Parkland View development contains apartments both for sale and for rent. The flats are all two bedroom, suitable for people with mobility difficulties and targeted at over 55s with varying levels of support needs. Extra care provides a number of additional benefits for potential residents, on-site café, assisted bathing suite, laundry and social activities. Residents in rented flats all receive care, arranged with the onsite care team, or arranged independently by the residents with an alternative provider. There is also a 24/7 emergency cover team on site, sometimes referred to as a ‘Peace of Mind’ service. This is provided by a combination of pendant alarm system and the onsite care team.

During this period we have also built 52 bungalows for affordable rent on a number of small ‘infill’ sites across the city. The majority of these are designated for older persons though some have been allocated to disabled people of younger ages.

**Supporting independence**

Derby's Healthy Housing Hub continues to expand and manages a large number of complex cases every year from older and other vulnerable people (692 complex cases in 2017-18) Clients are referred to the Hub primarily by health, care and community based colleagues due to high risk and multiple vulnerabilities.

The Handy Person service has also assisted 996 vulnerable people, many of them elderly, to help them live at home, independently in greater safety, and to facilitate hospital discharge.

**Disabled Facilities Grants (DFGs)**

These are accessed by many older people with disabilities and also other eligible age groups. They 'grant-aid' adaptations to the home of a disabled person in order to meet their needs in providing access to the property itself as well as the kitchen, bathroom and sleeping facilities. A person’s needs are assessed and recommendations made by an Occupational Therapist. Works include things like fitting stair lifts, ramps and level access showers.

**Telecare and Telehealth**

This type of support has been widely available for a number of years and is becoming increasingly popular; it is used by many older person households to help them live independently and safely in their own home. A wide range of telecare equipment is being used to detect falls, blackouts and seizures and even someone not moving around as much. The Carelink service provides a service to 2320 households in Derby.
Telecare and Assistive Technology ‘Smart’ Flat

The Smart Flat ran from autumn 2014 to spring 2016 and provided a working example for professionals so that they could come and learn more about Telecare equipment and see how it can be used with customers. Run by the Council and Derby Carelink it provided a working demonstration of the Telecare monitoring service. It comprised a range of assistive technology including sensors that can remotely monitor and alert in the case of a fall, gas or flood, and pendants which can be worn and activated by the user.

Over the period the flat was in use, over 110 people visited and received a full over view of the equipment that it demonstrates. Having the equipment installed in a real life setting enabled us to demonstrate and show individuals the benefit that this equipment has for customers. The flat was visited by 23 different organisations/teams across health, social care, housing and independent providers.

Assessment flat

Parklands View assessment flat was set up in September 2017 within the Parklands View Extra Care complex.

It provides a valuable addition to promoting and maintaining independence for people who have been subject to ill health, injury, or other frailty.

It provides temporary accommodation for up to 2 weeks, supporting hospital discharge and preventing admission to long term residential care. It allows for additional assessment, and also provides opportunities for exploring assistive technology and other support options in an accessible flat that provides an independent living option. It provides a cost effective alternative to residential care and helps people regain their confidence and independent living skills so they can move back home safely. Alternatively, they might move to a long term flat in the development, with on going support where necessary.

Feedback suggests that the majority (75%) of customers have found the experience of the 2 weeks assessment period to be a positive one and have requested or moved into Extra Care following their stay.

The Assessment Flat has also provided an opportunity to explore the benefits of close working between Housing/Social Care in supporting people to live independently in the community.