

WORCESTERSHIRE EXTRA CARE HOUSING STRATEGY 2011 - 2026.

Relevant Portfolio Holder	Cllr Kit Taylor
Portfolio Holder Consulted	Yes
Relevant Head of Service	Head of Community Services
Wards Affected	All Wards
Ward Councillor Consulted	N/A
Key Decision - Yes	

1. SUMMARY OF PROPOSALS

- 1.1 Worcestershire County Council with its District and Borough Council partners has developed a strategy for Extra Care Housing for older and disabled people, setting out the framework for the future development of Extra care Housing in Worcestershire for the period 2011-2026.
- 1.2 This report brings forward the Extra Care Housing Strategy for approval by Members at District level. The strategy is attached to this report at Appendix 1.
- 1.3 The strategy plans to make Extra Care Housing an increasingly well known and chosen form of specialist accommodation in every District that will become available for people who want to either buy or rent.
- 1.4 The Strategy identifies local authorities as having a leading role in developing Extra Care Housing by encouraging providers from the social, charitable and private sectors to deliver the Extra Care Housing required in Worcestershire.
- 1.5 This Strategy estimates that an additional 4,651 units of Extra Care Housing are required across Worcestershire by 2026. This level of need reflects the growing population of older people in Worcestershire, the majority of them property owners. It also reflects the desire for people to continue to live in their own homes rather than move to a residential care home.
- 1.6 The basis for the development of the strategy is the estimated need for Extra Care Housing contained in the *Worcestershire Housing and Support Needs of Older Persons Assessment* carried out in 2009/10 which included feedback from meetings with Focus Groups of older people across the County including groups from Bromsgrove and Alvechurch. A broad range of interested parties and 'stakeholders' including local authorities, providers of Extra Care and commissioners from Worcestershire County Council with an interest in Extra Care Housing have been involved in the development of the document.

- 1.7 The strategy identifies that Extra Care schemes can be developed through new build, redevelopment of existing sheltered housing and 'hub and spoke' models of outreach in to nearby communities. Schemes can offer a range of tenure options including rented and shared ownership and full ownership types of occupation.
- 1.8 The impact of the recession and public sector budget reductions makes it increasingly challenging to develop this form of supported housing. The document identifies that new schemes will need to be supported from a variety of sources and providers will need to be increasingly innovative in order to provide multi tenure schemes that respond to the identified need by maximising opportunities through cross subsidy from private sale units and use of planning policy.
- 1.9 Importantly, the strategy provides useful guidance in relation to the types and 'models' of Extra Care Housing for use by Strategic Commissioning managers and Strategic Housing and Planning managers from all local authorities in Worcestershire so that there is consensus on the nature and specification of Extra Care Housing for Worcestershire. A delivery programme is set out for the County which is also broken down to District and Borough Council level.

2. RECOMMENDATIONS

- 2.1 **That Members approve the Worcestershire Extra Care Housing Strategy set out at Appendix 1 of the Report.**

3. KEY ISSUES

3.1. Financial Implications

- 3.2 There would be no significant financial implications upon the District Council associated with the approval of the Worcestershire Extra Care Strategy.
- 3.3 Whilst District and Borough Councils are seen to have a leading role in the development of Extra Care Housing, this falls within the existing remit of the Strategic Housing and Planning Enabling Role of using planning policy and developing partnership working with providers from the social, charitable and private sectors. Delivery of Extra Care Housing in the face of reduced availability of government capital funding will require innovative approaches through the marketing of units for sale in order to cross subsidise the provision of other forms of tenure within schemes.

4. Legal Implications

- 4.1 The Coalition Government has not produced a national policy or strategy in relation to older people or housing that specifically covers extra care housing or indeed any type of housing with support or care for older people. However recent presentations given by civil servants from the Department for Communities and Local Government (CLG) has indicated that the *National Strategy for Housing in an Ageing Society*¹ produced in 2008 by the previous Government remains the policy of the Coalition Government policy.

5. Service/Operational Implications

- 5.1 Strategic Housing and Planning Officers together with Bromsgrove Members have met with BDHT officers and representatives of Adult and Community Services on a number of occasions since 2008 when the 'Housing Choices For Older People Partnership Board was formed. The Board has considered the baseline needs information and the different models of Extra Care Housing and developed a vision for the provision of additional Extra Care Housing in the Bromsgrove District.
- 5.2 The findings of the Board broadly concur with elements of the strategy in that Extra Care Housing needs to be a part of broader 'vision' for housing, care and support for older people as part of a wider 'offer' to the growing older persons population in Worcestershire, including 'aspirational' housing aimed at older people that is separate to Extra Care provision. Schemes need to offer mixed tenure to reflect that in the future their will need to be a shift towards greater numbers of units for sale and/or shared ownership in order for schemes to be financially viable.

6. Customer / Equalities and Diversity Implications

- 6.1 When considering the impact of this report it must be recognised that the proposed service is likely to affect a higher proportion of older people and those with mobility issues. Therefore it is considered that whilst a disproportionate number of older people and those with mobility issues are affected, this strategy is intended to protect their well being.

7. RISK MANAGEMENT

- 7.1 The risks associated with not embracing the strategy for Extra Care would include:

¹ National Strategy for Housing in an Ageing Society: Lifetime Homes, Lifetime Neighbourhoods. CLG, 2008

- Reduced ability to encourage independent living for older people.
- Higher costs of care for older people.
- Increased demand for residential home provision.
- Reduced ability to encourage downsizing opportunities for Bromsgrove residents due to lack of suitable options for older people.
- Reduced availability of family housing in the market due to older people under occupying family housing.
- Reduced downsizing opportunities for social housing tenants may exacerbate the availability of suitable accommodation for homeless households.

8. APPENDICES

Appendix 1 – Worcestershire Extra Care Housing Strategy 2011 - 2026.

9. BACKGROUND PAPERS

9.1 Worcestershire Housing and Support Needs of Older Persons Assessment 2009/10.

10. AUTHOR OF REPORT

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