

---

# Older Persons Housing Strategy 2019-2029

---



## Document Control

Version control	1.4
Author	Jeremy Mason Principal Housing Strategy Officer
Key stakeholders / contributors	Strategic Housing / Commissioning
Lead Directorate	Communities and Place
Implementation due date	July 2019
Approving body	Cabinet
Approval date	July 2019
Accountable Service Director	Greg Jennings

## **Contents**

### **1. Introduction**

Overview	4
A Vision for Older Peoples' Housing	4
Strategic Framework	5
Purpose and Scope	6
Our Priorities	7

### **2. Understanding Local Need**

Derby Demographics	9
Housing, Health and Social Care Needs	10
Recognising Diversity	12
Income Deprivation Affecting Older People	14
Under-Occupation - Releasing Family Homes	16
Specialist Housing for Older People	16

### **3. Delivering this Strategy**

Key challenges looking forward	18
Resources	18
Achieving our priorities	19
Monitoring and Review	22
Equalities	22

<b>Appendices</b>	<b>24</b>
-------------------	-----------

## **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<sup>1</sup> 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 was 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

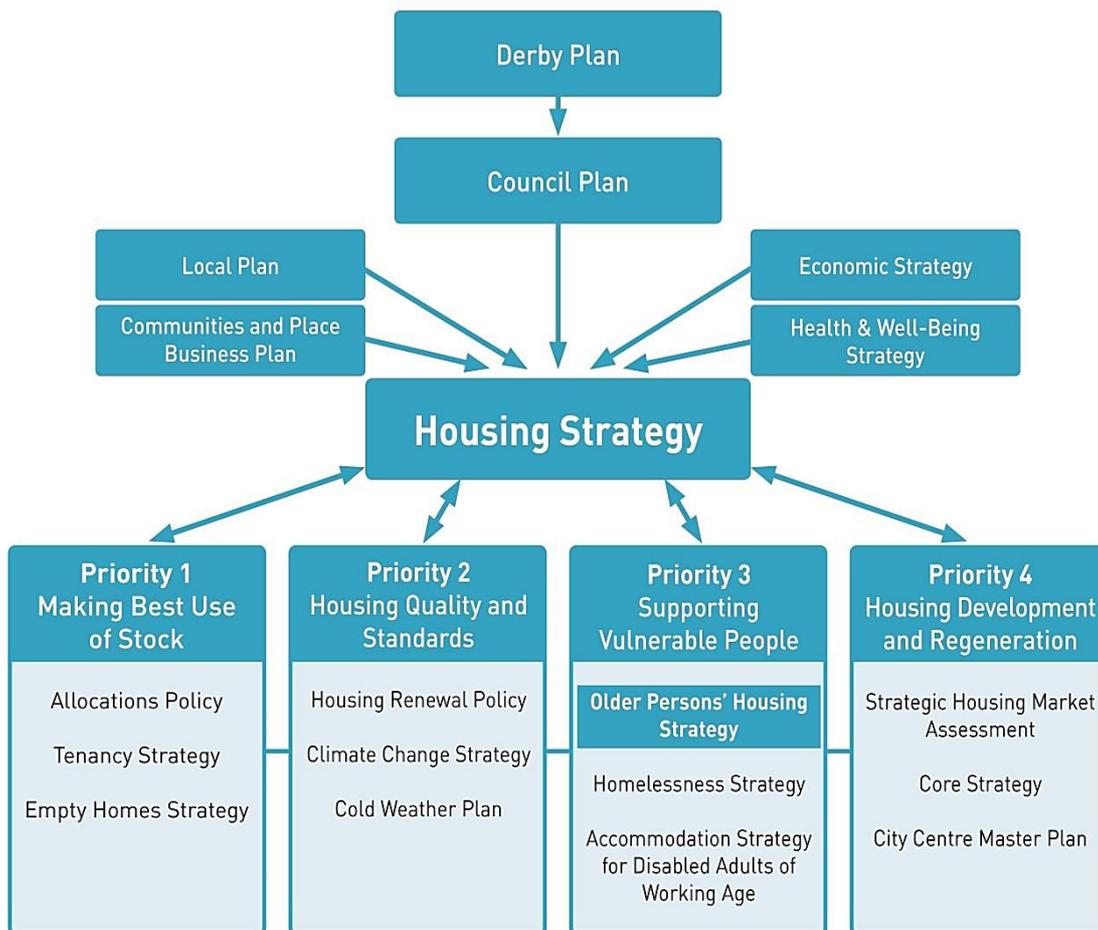
---

<sup>1</sup> 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 2019-2023](#) 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](#) (currently under review). 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**



## **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 B: The National Policy Context, and Appendix C: 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 made public later in 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. It lays out our priorities and objectives, and specifies our key actions. These were agreed or arose from the consultation process and the feedback we received. We will review the action plan 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 B, 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 February 2019

- 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**

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

Demographic evidence<sup>2</sup> 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.

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

---

<sup>2</sup> A sample of the demographic evidence which demonstrates this is set out in section 2 of this document.

heart of what we are trying to achieve in developing and implementing this new strategy.

## 7 Our Priorities

7.1 Our priorities for the period 2019-2029 are:

<b>Priority 1</b>	Improve the <b>range and accessibility of information, advice</b> and support services.
<b>Priority 2</b>	Expand the <b>availability of good quality housing</b> , both for rent and purchase, enabling older people to live in suitable housing of their choice.
<b>Priority 3</b>	Implement measures to <b>help people stay independent</b> in their own homes for longer.
<b>Priority 4</b>	<b>Help people move to more appropriate housing</b> when their current housing becomes unsuitable or unmanageable

## 8 Review of the last 5 years

8.1 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 C.

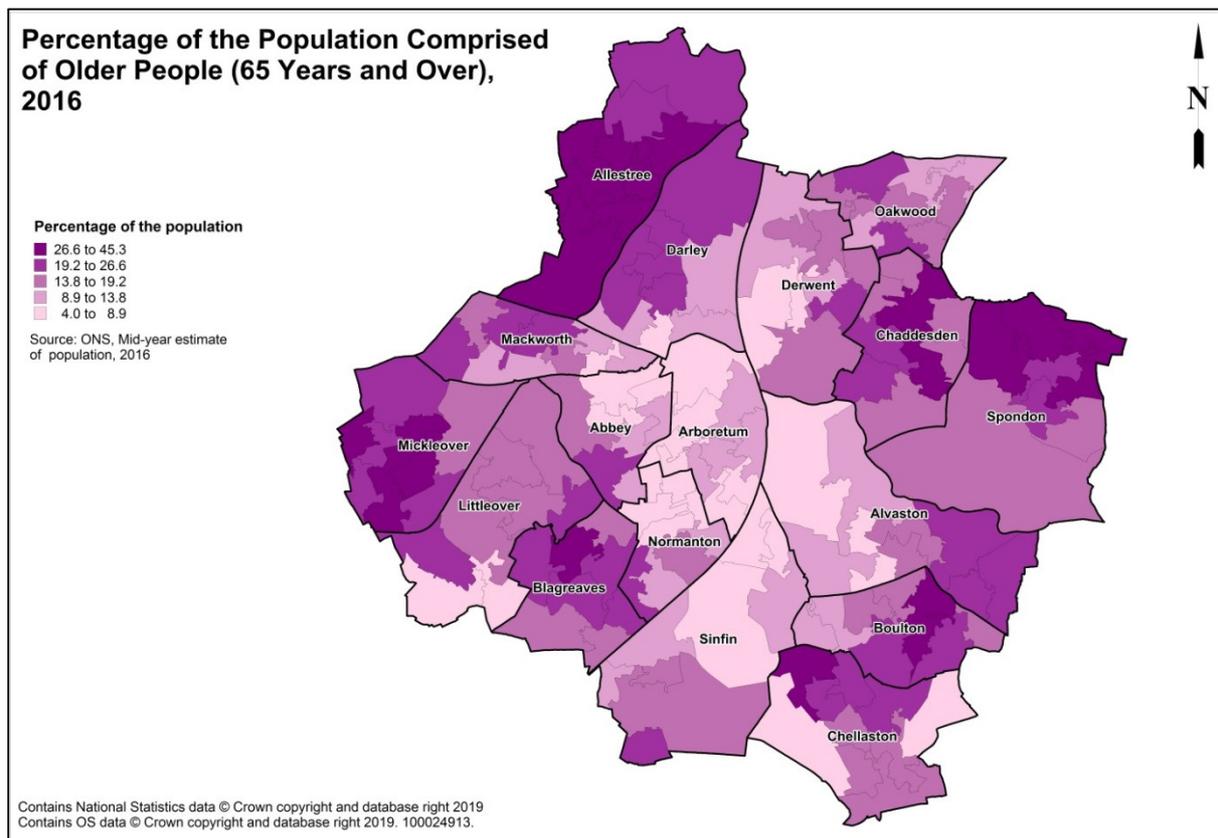
## SECTION 2 - Understanding Local Need

### 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



1.5 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.

- 1.7 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.

Age	2017	2021	2025	2029	2033	2037	2039
<b>All Ages</b>	258,341	264,953	271,188	277,296	283,116	288,624	291,355
<b>65 yrs plus</b>	41,652	43,855	47,116	51,800	56,682	60,620	61,850
<b>75 yrs plus</b>	19,885	21,541	24,395	26,326	28,486	31,496	33,336
<b>85 yrs plus</b>	6,274	6,840	7,590	8,509	10,378	11,583	12,093
<b>Aged 65 plus as a proportion of the total population (%)</b>	16.1	16.6	17.4	18.7	20.0	21.0	21.2
<b>Aged 75 plus as a proportion of the total population (%)</b>	7.7	8.1	9.0	9.5	10.1	10.9	11.4
<b>Aged 85 plus as a proportion of the total population (%)</b>	2.4	2.6	2.8	3.1	3.7	4.0	4.2
<i>Source: Office for National Statistics, 2014 based population projections to 2039 - local authority based by single year of age</i>							

### 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 later in 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**

	2017	2020	2025	2030	2035
<b>People living with dementia</b>	3,094	3,237	3,648	4,217	4,805
<b>People with a limiting life-term illness</b>	11,119	11,616	12,866	14,457	16,237
<b>People unable to manage at least one personal care task on their own</b>	14,291	14,815	16,378	18,451	20,690
<b>People unable to manage at least one domestic care task on their own</b>	17,414	18,085	19,998	22,487	25,233
<i>Source: Oxford Brookes University, Projecting Older People Population Information System (2016 update). NB. Data projected from 2011 Census results</i>					

- 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 services 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 3,100 older people with dementia. By 2030 this number of is expected to rise to 4,200.

- 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 had grown to 23.7% of the resident population. We have also experienced an on going change to our community profile, which now includes diverse communities representing over 180 nationalities.

<b>Ethnic Group</b>	<b>Total population in all age categories</b>	<b>Age 65-69</b>	<b>Age 70-74</b>	<b>Age 75-79</b>	<b>Age 80-84</b>	<b>Age 85 plus</b>
<b>White: Irish</b>	<b>2,319</b>	209	250	209	141	67
<b>White: Gypsy or Irish Traveller</b>	<b>295</b>	2	1	3	1	2
<b>White: Other White</b>	<b>9,751</b>	121	134	138	107	150
<b>Mixed/multiple ethnic group: (includes White &amp; Black Caribbean, African, Asian and other Mixed)</b>	<b>7,232</b>	39	35	27	19	21
<b>Asian/Asian British: (Includes Indian, Pakistani and Chinese)</b>	<b>31,095</b>	570	533	413	263	145
<b>Black/African/Caribbean/Black British: (includes African and Caribbean)</b>	<b>7,320</b>	134	197	169	86	37
<b>Other ethnic group</b>	<b>3,354</b>	35	31	29	16	16
<b>Total resident BME population</b>	<b>61,366</b>	1,110	1,181	988	633	438
<b>Total resident population</b>	<b>248,752</b>	10,169	8,715	7,568	5,972	5,245
<b>BME population as % of total resident population within specified age range</b>	<b>24.7%</b>	<b>10.9%</b>	<b>13.6%</b>	<b>13.1%</b>	<b>10.6%</b>	<b>8.4%</b>

*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**

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

*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.*

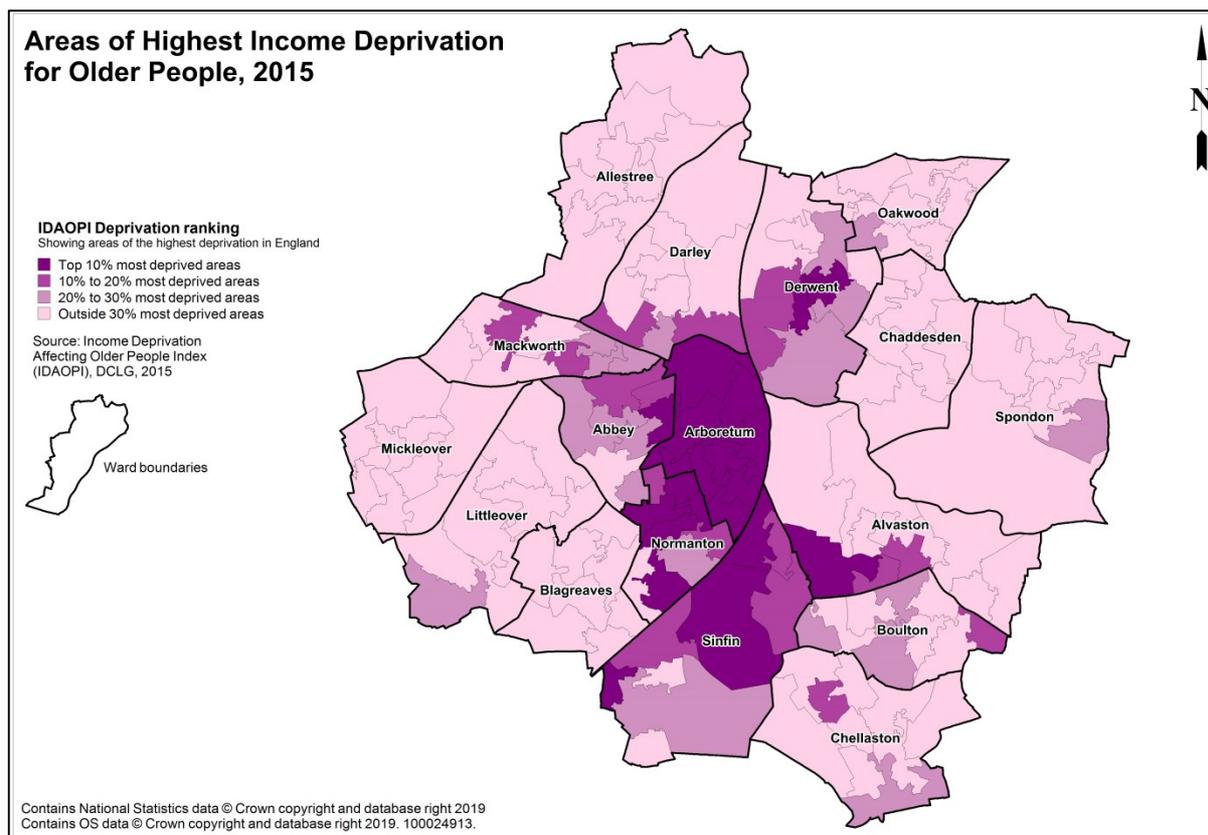
*Percentages refer to the proportion of the total resident population made up by either the 65 plus or 75 plus BME population as defined previously.*

- 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.

**Fig 7 Income deprivation affecting older people Index (IDAOP1) 2015.**



- 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 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 is 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) Uncertainties over the future direction of national policy and international relations, with unpredictable consequences for the economy. These factors 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 current 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 effectively 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 Our over-arching priorities are as follows:

<b>Priority 1</b>	Improve the <b>range and accessibility of information, advice</b> and support services.
<b>Priority 2</b>	Expand the <b>availability of good quality housing</b> , both for rent and purchase, enabling older people to live in suitable housing of their choice.
<b>Priority 3</b>	Implement measures to <b>help people stay independent</b> in their own homes for longer.
<b>Priority 4</b>	<b>Help people move to more appropriate housing</b> when their current housing becomes unsuitable or unmanageable

3.2 In this section we set out in detail the key actions we are committed to undertaking to achieve our priorities. We also set out other supporting actions in less detail. These may be large scale and long term, and consequently subject to complex master planning and funding processes. The prime example of this is the Infinity Park Garden Village Development which crosses the south of the city's border with south Derbyshire. Other supporting actions may be subject to annual review as part of corporate business planning.

## 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 later in 2019

### Extra Care

4.2 Analysis based on the Department of Health's Extra Care Toolkit indicates 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.

### Bungalows

- 4.3 Bungalows are in particularly high demand. 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 through an acquisitions programme. 7 new bungalows will be built in 2019-20 by Derby Homes, while we also plan to purchase 8 new build bungalows. We also have a plan for a larger scheme of about 35 Council homes, to be built by Derby Homes, commencing in 2020-21.

### 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 older 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 (MPS). This MPS 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 the priorities outlined in this strategy. We hope to maintain and expand the majority of these services. But given there are potentially an almost unlimited number of demands for housing and related services, and limited resources, the process for the ten-year lifespan of the strategy will be one of on going evaluation and prioritisation of the various courses of action open to us. Current activities for both the year ahead and longer term incorporate:

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

- 1) 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) Continue on going training and awareness sessions for the Council's Front of House team so they are completely up to date and confident in helping all Derby Citizens to interact with us digitally. This is undertaken with Derby Homes and Job Centre front line staff so that they can.
- 5) Personal budgeting advice or signposting customers to external resources for targeted support.

*b) Expanding the availability of good quality housing, both for rent and purchase, enabling older people to live in safe, secure and warm housing*

- 1) To establish a 'housing delivery partnership' with Homes England across the Metro area, including appraising the benefits of a Housing Delivery Vehicle.
- 2) Expand and improve collaborative working with neighbouring local authorities, particularly on sites close to the city boundary. This will help to ensure that new developments that might not be located within Derby but nevertheless impact on residents in Derby, are of the appropriate type and volume.
- 3) Lead the housing development on the Infinity Park Garden Village. This ambitious scheme will deliver in the region of 4500 housing units by the year 2040.
- 4) Enable the delivery of 750 new dwellings a year every year until 2028 to ensure that the 11,000 dwelling Local Plan Target is met.
- 5) Review our approach for the identifying and developing additional extra care schemes to maximise potential opportunities to meet, and exceed the target we have set. Our target is to increase the supply of Extra Care provision by 360 units by 2025.
- 6) Bring back into use (or demolish) 70 private sector empty homes by March 2020

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

- 1) Continue to deliver the Healthy Housing Hub, including the handy person service, which facilitates and assists with repairs, improvements, and adaptations.
- 2) Continue to provide the Disabled Facilities Grant service which finances and organises 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 interventions.
  - 4) Deliver the Home First Re-ablement programme providing an effective intervention to reduce or delay the need for care and support
- 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) HHH can help with moving vulnerable people in the private sector to more appropriate accommodation through 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

## **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 related 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 statistically more likely to be resident in poor quality housing.
- 5.3 A full Equalities Impact Assessment (EIA) of this strategy was undertaken in April 2019. Its purpose was 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 was also intended to ensure that access to services is maximised for everyone.

The EIA resulted in 2 specific actions, which were:

- a) *For all Older people:* We recognise that older people in general may be

less likely to have access to personal computers, which in turn will impact on their ability to utilise online services such as applying for benefits and social housing. We will continue to ensure we can encourage improved face to face services, to support older people both at the Council House and other locations, who, for whatever reason, are unable to use online services.

- b) *For Disabled Households.* We will continue to ensure that we secure as many suitable and appropriate homes for disabled households, as part of all new affordable housing developments.

These Equality actions are reflected in the over all 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.
- 6.2 Monitoring and review of the actions outlined in section 4 above will be carried out with reference to the Delivery Plan Matrix in **Appendix A** below.

## Appendix A – Delivery Plan Matrix

### *Principal Actions*

Action	Department	Accountable officer	Target/Outcome	Timescale
<b>Produce an Investment Prospectus for Older Persons' Housing</b>	City Development and Growth (CDG) / Strategic Housing	Jeremy Mason	Production of a document which will encourage and facilitate investment in new housing for older people.	Oct 2019
<b>Provide additional extra care housing</b>	ASC-Commissioning/ Strategic Housing	Cath Young/ Ian Fullagar	Up to 360 additional EC homes by 2025	Dec 2025
<b>Expand bungalow provision</b>	CDG / Strategic Housing / Derby Homes	Ian Fullagar / Shaun Bennett	<ul style="list-style-type: none"> <li>• Build 7 new bungalows in 2019-20 by Derby Homes</li> <li>• Purchase 8 new build bungalows by Dec 2019.</li> <li>• Commence a 35 unit bungalow scheme in 2020-21</li> </ul>	2019/20 onwards
<b>Review commissioning services and deliver a Market Position Statement (MPS)</b>	ASC/Commissioning	Cath Young	Develop an MPS as part of a wider market development dialogue the Council has with existing and potential providers of social care services in Derby	March 2020
<b>Homeshare</b>	Commissioning/Strategic Housing	Ian Chennery / Jeremy Mason	Investigate the feasibility of setting up or supporting a 'Homeshare' scheme in Derby.	March 2022

### **Other Actions**

These include shorter term actions which arise from departmental business planning and may be subject to annual review; and longer term actions which may run through the life span of this strategy and beyond.

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

	<b>Action</b>	<b>Department</b>	<b>Accountable officer</b>	<b>Target/Outcome</b>	<b>Timescale</b>
A1	Continue to deliver our 'Talking points' programme.	Adult Social Care (ASC)	Louisa Hadley	Drop in sessions at selected community locations that give expert social care advice	On going
A2	Support for carers	ASC	Cath Young	Produce an improved offer for carers building on national and local survey results	March 2020
A3	Healthy Housing Hub service	City Development and Growth / Strategic Housing	Martin Brown / Safia Iqbal	650 households assisted.	March 2020
A4	Enabling digital access to services.	Digital and Customer Services	Jane Witherow	Continue training and awareness sessions for the Council's Front of House team in assisting people unable to access services digitally.	On going

b) *Expanding the availability of good quality housing, both for rent and purchase, enabling older people to live in safe, secure and warm housing*

	<b>Action</b>	<b>Department</b>	<b>Accountable officer</b>	<b>Target/Outcome</b>	<b>Timescale</b>
B1	Housing delivery partnership	City Development and Growth / Strategic Housing	Chris Morgan	Investigate the relative merits in relation to the establishment of 'housing delivery partnership' with Homes England across the Metro area	Commencing 2020
B2	Lead the Council's input into the housing development at Infinity Park Garden Village.	City Development and Growth / Strategic Housing	Chris Morgan	Circa 4,500 housing units	To 2040, with development commencing 2022
B3	Collaborative working with neighbouring local authorities	City Development and Growth / Strategic Housing	Karen Brierley / Chris Morgan	Expand and improve collaborative working with neighbouring local authorities, particularly on sites close to the city boundary.	On going
B4	Enable delivery of sufficient new dwellings to ensure Local Plan target 2028 is met.	City Development and Growth / Strategic Housing	Paul Clarke/ Ian Fullagar	750 dwellings per annum on average	March 2028
B4	Bring back into use (or demolish) private sector empty homes	City Development and Growth / Strategic Housing	Martin Brown / Sue Li	70 dwellings	March 2020

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

	<b>Action</b>	<b>Department</b>	<b>Accountable officer</b>	<b>Target/Outcome</b>	<b>Timescale</b>
C1	Continue to deliver the Healthy Housing Hub, including the handy person service.	City Development and Growth / Strategic Housing	Martin Brown/ Safia Iqbal	650 households assisted plus 1,200 handy person visits	March 2020
C2	Continue to provide the Disabled Facilities Grant service	City Development and Growth / Strategic Housing	Henry Cipcer	210 households assisted	March 2020
C3	To improve the alignment of DFGs with People's Services	City Development and Growth / Strategic Housing	Henry Cipcer	Greater synergy between the DFG team and People's services in the delivery of DFGs and to review means testing.	March 2020
C4	Continue to deliver the Home First Re-ablement programme to reduce the need for care and support	ASC	Julie Knight	To support the developing Urgent Care Strategy by further developing the model for Home First	March 2020

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

	<b>Action</b>	<b>Department</b>	<b>Accountable officer</b>	<b>Target/Outcome</b>	<b>Timescale</b>
D1	DFG service to continue to provide relocation assistance	City Development and Growth / Strategic Housing	Henry Cipcer	N/A – demand led	2019/20 initially with review in 2021
D2	HHH to continue to provide advice and signposting to enable vulnerable people to access more appropriate accommodation.	City Development and Growth / Strategic Housing	Martin Brown / Safia Iqbal	N/A – demand led	2019/20 initially with review by 2021
D3	Work with private developers and Registered Providers to expand provision of cross-tenure housing	City Development and Growth / Strategic Housing	Karen Brierley / Chris Morgan	Contributes to local plan target of 750 new dwellings per year	2019-2029
D4	Promote downsizing	City Development and Growth / Strategic Housing /Derby Homes	Jeremy Mason	Review initiatives to facilitate downsizing in council stock.	March 2021

## **Appendix B: 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

The LGA 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 C: 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 (744 complex cases in 2018-19) 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 1,175 vulnerable people in 2018-19, 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. There were 222 DFG completions in 2018-19.

### *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 overview 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.