

Revised February 2015

Department: **Growing Places Directorate**

Team or Service Area Leading Assessment: **Housing Strategy**

Title of Policy/ Service or Function: **Blackpool Council's Housing Plan for the Ageing Population**

Proposals to introduce/ alter/ delete policy, service, expenditure etc:

Introduce a new strategy

Date of proposals: **21st June '17** Committee/Team: **Housing Strategy**

Lead Officer: **Tahira Chohan, Housing Policy Officer**

STEP 1 - IDENTIFYING THE PURPOSE OR AIMS

1. What type of policy, service or function is this?

Existing New/ proposed Changing/ updated

2. What is the aim and purpose of the policy, service or function?

The number of people living over and above the age of 65 is increasing at a faster rate than all other groups. Blackpool will see a 28% increase (from 2014) in residents aged 65+ within the next 25 years which will have a direct impact on housing provision and related services.

Housing provision in Blackpool reflects the overall national picture in not adequately meeting the diverse needs and aspirations of the current and projected older population.

Housing and housing related support have a key role to play in supporting a 'shift in the balance of care' and reducing the use of institutional care settings. Thus for resident Blackpool Council support people to remain independently at home for as long as possible, thereby creating a sense of security and reducing the demand on care homes and hospitals.

There are a number of areas where housing providers can make a contribution to improving health and well-being including:

- Loss of mobility and increased disability
- Prevention of falls
- Preventing illnesses caused by living in cold properties
- Mental well-being

Financial restraints imposed by Government budget cuts has meant service providers within the local authority must be innovative in the way housing and support services are delivered to meet the needs of the ageing population.

The Housing Plan for the Ageing Population is an all-encompassing strategy for residents aged 55+. The strategy identifies key areas where partners can work collaboratively to deliver services which promote individual well-being, good health and aspirations for older people living in Blackpool.

3. Please outline any proposals being considered.

Blackpool Council's Housing Plan for the Ageing Population is built on the fundamental premise that having i) good quality range of accommodation and ii) housing related support services for older people living in the borough are essential contributing factors to health, wellbeing and overall quality of life.

With support from Public Health, Adult Social Care, Great Places Housing Group, Blackpool CCG and Blackpool Coastal Housing this strategy is proposing a number of initiatives to ensure a wide range of housing and services are provided to enable older people to live independently.

The vision for the strategy is:

"To promote individual well-being, good health and aspirations for older people in Blackpool by shaping future services to meet their needs. To co-ordinate accommodation and housing related support enabling older people to maintain their independence and improving the overall quality of life experience"

4. What outcomes do we want to achieve?

To achieve the strategy's vision three key outcomes have been identified:

1. All older people living in Blackpool have access to warm, safe, secure and affordable homes which enables them to live independently wherever possible.
2. Information and advice is available to all older people empowering them to make appropriate lifestyle choices.
3. Homes and neighbourhoods meet the current and future needs of Blackpool's older population and supports independence, health and wellbeing.

To achieve these outcomes there are six objectives driving Blackpool Council's Housing Plan for the Ageing Population:

1. Ensure residents have access to clear and accurate information on housing options and support services so they are able to make informed decisions on their future needs.
2. Deliver cost effective housing related services in a more co-ordinated way for older people
3. Ensure general housing needs stock meets the changing needs and aspirations of older people
4. Ensure older people's homes continue to meet their needs by providing appropriate support and provisions of care
5. Improve and make better use of existing sheltered housing stock designed specifically for older people
6. Provide a strategic framework for commissioning new specialist housing to meet the growing needs and aspirations of older people

5. Who is the policy, service or function intended to help/ benefit?

Blackpool Council's Housing Plan for the Ageing Population is for residents aged 55+ and complements existing strategies relating to older people's housing and support, including:

- Health and Wellbeing Strategy 2016-2020
- Homelessness Prevention Strategy 2014 (forthcoming Homelessness Prevention Strategy 2017-20)
- Commissioning Strategy: Adults and Children's Social Care (2015 -2018)
- Housing Related Support Commissioning Strategy (2014-2016)
- Older Adults (65+) Mental Health Services (including Dementia) Commissioning Strategy 2009-2019

The strategy also meets one of the commitments made in Blackpool Council's Plan 2015-2020: 'Creating Stronger Communities and Increasing Resilience'. This will be achieved by ensuring steps are in place to:

- i) Meet the changing needs and aspirations of older people
- ii) Ensure older people's homes continue to meet their needs
- iii) Make best use of existing housing stock designed specifically for older people and
- iv) Co-ordinating accommodation and support to reduce care needs

6. Who are the main stakeholders/ customers/ communities of interest?

Residents aged 55+ living in the Borough
Blackpool Coastal Housing
Blackpool CCG

Blackpool Council's Adult Commissioning Team
 Public Health
 Third Sector Voluntary Organisations
 Housing Providers

7. Does the policy, service or function have any existing aims in relation to Equality/ Diversity or community cohesion?

The strategy aims to have appropriate plans in place to ensure residents are not disadvantaged due to unnecessary delays in having their care needs met.

The Plan also provides a strategic framework for commissioning new specialist housing to meet the growing needs and aspirations of older people which promotes community cohesion.

STEP 2 - CONSIDERING EXISTING INFORMATION AND WHAT THIS TELLS YOU

8. Please summarise the main data/ research and performance management information in the box below.

Data/ information

The Office of National Statistics projections for the population of Blackpool indicates that the number of residents over 65 will show considerable increase within the next 25 years, far in excess of the levels of increase shown in all other age bands. The over 65 population is projected to rise by 28% from 28,5000 in 2014 to 36,5000 in 2039 and will then make up over a quarter (26%) of Blackpool's total population.

By 2025 Blackpool will see a 25% increase (from 2014) in people aged 65 and over who will need support with domestic tasks. Tasks include: household shopping, wash and dry dishes, clean windows inside, jobs involving climbing, use a vacuum cleaner to clean floors, wash clothing by hand, open screw tops, deal with personal affairs, do practical activities

The number of people unable to manage at least one self-care activity on their own is projected to rise by 14% in 2025. Activities include: bathe, shower or wash all over, dress and undress, wash their face and hands, feed, cut their toenails and take medicines.

It is projected that by 2025 Blackpool will have 6093 people over the age of 65 (a 15% increase from 2014) who will be unable to manage at least one mobility activity on their own. Activities will include i) going out of doors and walking down the road, ii) getting up and down the stairs, iii) getting around the house on the level, iv) getting to the toilet and v) getting in and out of bed. Almost 37% of older people with a mobility issue will be over the age of 85 of which 2/3 will be women.

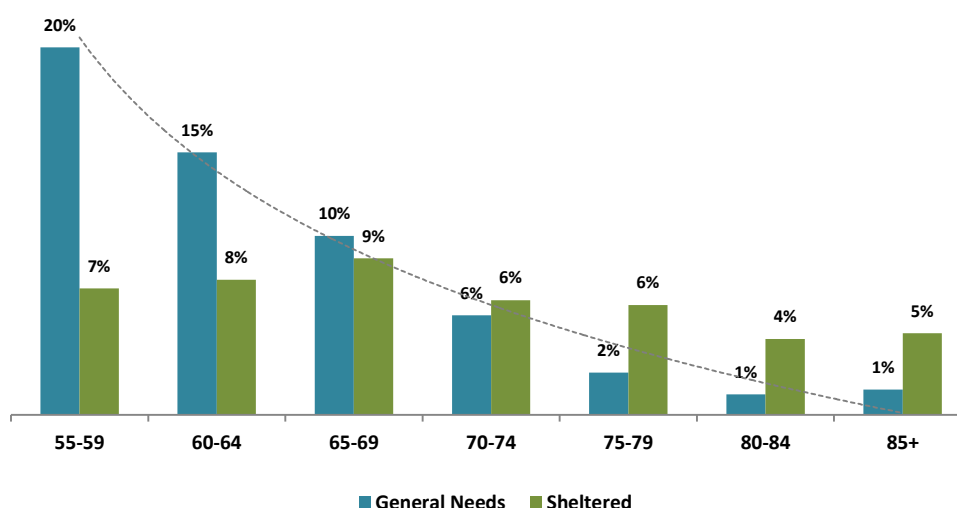
Research or comparative information

80% of requests received by Blackpool Council's Care and Repair Team for Disabilities Facilities Grant funding between 2010 – 2015 came from residents aged 55+. The biggest spend on adaptations (sample of 650 adaptations) between 2010-2015 shows that Blackpool Council spent over £2.8 million (63% of the total spend) on adaptations for residents aged 55+.

To better understand the accommodation and housing related support needs of local residents aged 55+ Blackpool Council analysed the social housing register. This accounts for 11% of the housing stock profile in Blackpool but plays an important role in providing specialist accommodation for local residents.

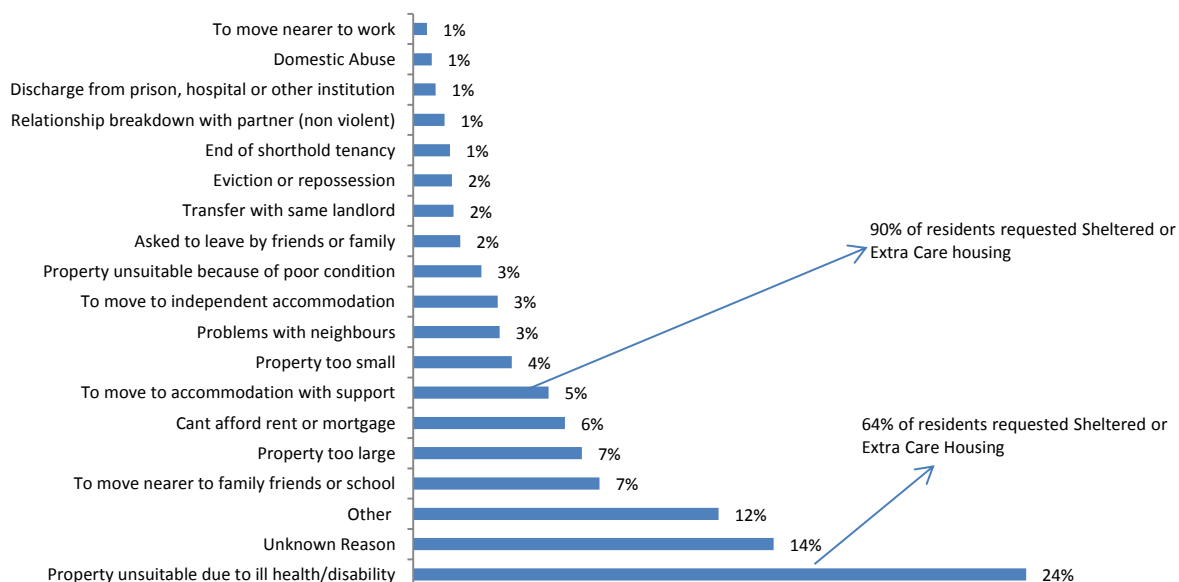
Between May 2012 – 2016 3696 applicants over the age of 55 approached Blackpool Council for support to be rehoused (via 'My Home Choice Fylde Coast'). 45% of those on the waiting list requested to be rehoused in either sheltered or extra care housing accommodation. The demand for general needs accommodation reduces the further up the age range you go (figure 1). ¼ of the residents in the age groups 75+ requested either sheltered or extra care accommodation.

Figure 1: Demand for type of housing by age band



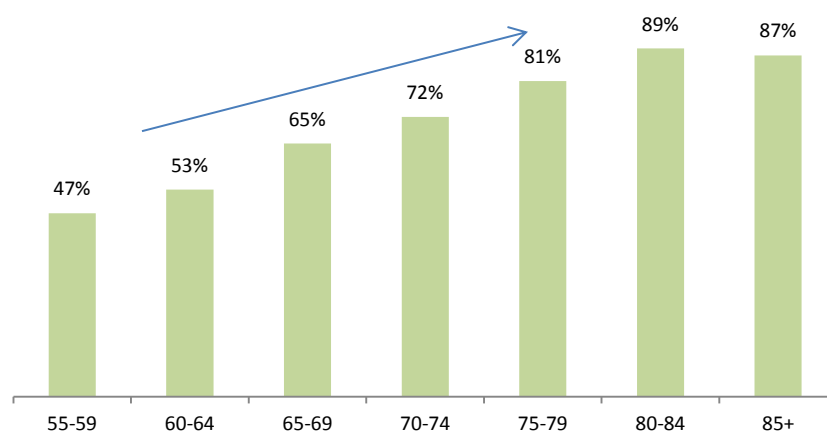
A property being 'unsuitable due to ill health/disability' was the primary reason residents requested to be rehoused (figure 2). Of those applicants, more than half requested for sheltered or extra care housing which was also popular amongst applicants looking for 'accommodation with support'.

Figure 2: Reasons for wanting to move



The majority of residents aged 70+ with existing medical conditions asked for sheltered or extra care housing.

Figure 3: Percentage of residents requesting sheltered or extra care housing with existing medical conditions



Demand from older people for health, social care, and housing-related services is rising significantly and services will struggle to cope unless this demand is addressed by:

- Enabling more people to help themselves through better information provision and housing that promotes independence.
- Providing services more efficiently and effectively, including through better co-ordination.
- Investing in prevention where it is clear that it will reduce needs for acute services. In the context of older people's housing, this includes home improvements to keep residents safe and warm, and providing low level support where it promotes health and wellbeing.

The provision of timely and appropriate adaptations and effective heating measures, as well as simple help with repairs and gardening is very important. Currently services are not keeping up with demand.

Key findings of consultation and feedback

Blackpool Council's Housing Strategy Team held a strategy scoping event in May 2015 with key stakeholders (Adult Social Care including the Commissioning Team, Blackpool Coastal Housing, Public Health, Registered Providers and third sector organisations). The aim was to identify key issues relating to the planning of future provision of accommodation and housing related support for older people.

The key points outlined at the event were:

- i) make effective use of adaptations,
- ii) make better use of tele care and assistive technology
- iii) more collaborative working between professionals and third sector organisations and
- iv) to encourage the development of a range of accommodation options which meet the needs and aspirations of older people.

Infusion, Blackpool Council's in-house research team, held two consultation events where residents had an opportunity to provide feedback on services. Members of their team provided impartial support to ensure discussions were balanced and open for all to participate. Their key findings are:

1. People want to stay in their home

One of the overriding reasons for people wishing to stay in their own home was familiarity with and liking the area in which they live. The support from neighbours and accessibility of local services within their area also supported this decision. Some residents were not clear on the alternative housing options available and were reluctant to investigate further due a perception that "they wouldn't be able to afford it".

2. Awareness of support services is mixed

Knowledge on support services available from the Council, its partners and third sector organisations was mixed. Two thirds of consultees did not use the internet, or at best irregularly, so information pathways tended to be based on friendship groups and places they visit. Information was often only looked for when they had a need for services rather than in a planned way.

3. The little things are often the big things

Rather than large scale adaptations, elderly residents would like support with smaller issues, such as, accessing reliable contractors for gardening and repairs services. Residents are prepared to contribute towards the costs of these services

but there was limited knowledge on where to find further information.

- 4. Blackpool Council is seen as a ‘trusted friend’** and the first point of contact for information on local services.

Feedback from both events has helped to shape and develop this strategy.

9. What are the impacts or effects for Key Protected Characteristics?

<i>Age</i>
<p>The strategy is focussed on shaping accommodation and housing related support services for residents 55+ and identifies efficiencies and improvements in areas to ensure their care needs are met as quickly as possible, for example, aids and adaptations waiting list.</p> <p>Support services referenced within the strategy are available to all age groups, however, as people age they become more susceptible to ill health. Some of the burden of ill health among older people can be reduced or prevented by adequately addressing risk factors, thus, the need to prioritise specific services for this age group (winter campaign, care and & repair services).</p>
<i>Disability</i>
<p>The consultations, internal and projected data suggests the number of vulnerable residents in Blackpool who require support will increase over the coming years (see section 8 – data/information for further details).</p> <p>These are particular challenging time with substantial reductions to overall public fund. The strategy promotes a collaborative approach to work in order for service providers to plan and meet the growing needs of Blackpool’s ageing population.</p>
<i>Gender Reassignment</i>
<p>There is no evidence to suggest that this strategy would have a particular impact on this group.</p>
<i>Marriage and Civil partnership</i>
<p>There is no evidence to suggest that this strategy would have a particular impact on this group.</p>
<i>Pregnancy and Maternity</i>
<p>There is no evidence to suggest that this strategy would have a particular impact on this group.</p>

<i>Race</i>
There is no evidence to suggest that this strategy would have a particular impact on this group. All support services are available to residents regardless of their race.
<i>Religion and Belief</i>
There is no evidence to suggest the strategy would have a particular impact on any religious or belief groups.
<i>Sex</i>
There is no evidence that the strategy and accompanying action plan would have a particular impact on tenants and residents of one sex rather than another, although the population of older residents has a slightly higher proportion of females than males
<i>Sexual Orientation</i>
There is no evidence that the strategy and identified actions will disadvantage residents within the LGBT community.

10. What do you know about how the proposals could affect community cohesion?

<p>Blackpool faces significant levels of deprivation and social problems. The standard of accommodation within the Borough is of a low quality and work is taking place to address some of these issues (Selective Licensing and Transience Programme).</p> <p>There is a limited choice of housing options currently available for older residents in Blackpool, in particular, supported housing which offers residents higher levels of support who do not require residential/nursing care.</p> <p>The strategy recognises the growing need amongst older people to remain independent and to continue living within a diverse community. Actions within the strategy delivery plan promote community cohesion, for example, investigating the inclusion in Part 2 of the 'Blackpool Local Plan' to provide a supportive planning policy basis for new specialist housing for the elderly.</p>
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11. What do you know about how the proposals could impact on levels of socio –economic inequality, in particular Poverty?

It is well documented that revenue funding for the provision of health services for older people across the country is under great pressure and Blackpool is no different.

Adult Social Care services are subject to budgetary pressures within the Council, and as a result, over the coming years they will reduce the funding available to deliver some of the discretionary support through Care and Repair, such as for handypersons services. Funding for statutory adaptations and equipment to enable people with reduced mobility to continue to live independently in their own homes continues to be available to meet local demands.

The introduction of the Better Care Fund over the last two years is designed to provide opportunities for more flexibility in how funding is used between health and social care. The Fund is expected to increase significantly over the next four years, although in the case of the local authority, at the expense of other funding support from central government.

The strategy provides an overview on future demands for accommodation and support services from older people. The delivery plan identifies key actions to support the Council and key partners to meet these growing needs.

STEP 3 - ANALYSING THE IMPACT

12. Is there any evidence of higher or lower take-up by any group or community, and if so, how is this explained?

There is no evidence of the proposals significantly affecting any one group or community more than any other.

13. Do any rules or requirements prevent any groups or communities from using or accessing the service?

No

14. Does the way a service is delivered/ or the policy create any additional barriers for any groups of disabled people?

No. In rare cases where tenants are required to move for their own safety,

individual needs will be taken into account when assisting with re-housing.

15. Are any of these limitations or differences “substantial” and likely to amount to unlawful discrimination?

Yes No

If yes, please explain (referring to relevant legislation) in the box below

16. If No, do they amount to a differential impact, which should be addressed?

Yes No

If yes, please give details below.

STEP 4 - DEALING WITH ADVERSE OR UNLAWFUL IMPACT

17. What can be done to improve the policy, service, function or any proposals in order to reduce or remove any adverse impact or effects identified?

N/a

18. What would be needed to be able to do this? Are the resources likely to be available?

N/a

19. What other support or changes would be necessary to carry out these actions?

N/a

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STEP 5 - CONSULTING THOSE AFFECTED FOR THEIR VIEWS

20. What feedback or responses have you received to the findings and possible courses of action?
Please give details below.

<p>A 6 week consultation was conducted with key stakeholders and the Gold Action Group (residents group) on the strategy where feedback was positive.</p> <p>The final version of the strategy and accompanying action plan will be presented to the Council's Corporate Leadership Team for approval then Exec Team for sign off which will allow a further opportunity for key stakeholders to provide feedback.</p>
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21. If you have not been able to carry out any consultation, please indicate below how you intend to test out your findings and recommended actions.

n/a

STEP 6 - ACTION PLANNING

Please see Chapter 8 of the strategy outlines the proposed action plan

STEP 7 - ARRANGEMENTS FOR MONITORING AND REVIEW

Monitoring arrangements for the strategy action plan are to be agreed with the Council's Corporate Leadership Team.

Date completed:

Signed:

Name:

Position: