

LONDON BOROUGH OF BRENT

MEETING OF THE EXECUTIVE
14th SEPTEMBER 2004

FROM THE DIRECTOR OF HOUSING SERVICES

NAME OF WARD(S)
All

REPORT TITLE: OLDER PERSONS HOUSING STRATEGY

For: Information / Approval

Above Below
Confidential Line

FP REF: HSG-04/05-31

1. Summary

- 1.1 This report seeks Members agreement of the Older Persons Housing strategy and its recommendations.

2. Recommendations

- 2.1 Members are asked to:

- 2.1.1 Agree the Older Persons Housing strategy.
2.1.2 Agree the Action Plan in Appendix 1 of this report subject to available resources.

3. Financial Implications

- 3.1 The resource implications are expressed in full in the strategy document. Some of the resource implications are not entirely quantifiable at this stage. Much of the strategy can be achieved through changes in process or reviews of services. There are additional resources required which are generally revenue costs. The estimated cost of implementing the measures which require additional resources is detailed in the table below, the cost of additional sheltered housing has yet to be determined. These costs may be met through a number of means: reviews of existing resources e.g. the Supporting People review; the joint commissioning of services for older people, and bids for funding from Department of Health and other government programmes. If these are unsuccessful then the action plan items will not be able to proceed.

Recommendation	Total Cost				Potential funding source/s	Cross reference to Appendix 1
	2004/05	2005/06	2005/07	2007/08		
Additional Sheltered Housing	To be confirmed				A bid for DoH money in October 2004 is a possible source of funding.	A2
BME research	£15,000				RSLs need to sign up to this with some resources. Possibility of combining this with resources from SP admin grant and Health?	A6
General needs mapping	£10,000				Reviews, joint commissioning and bids.	A7
Jointly funded officer to progress Older Persons Housing strategy. At PO3 grade.		£27,000	£27,000		Additional funding proposed to come from Health. Total for the post including on costs £41,875 per year £27,000 of which to come from the LA.	C13
Housing Single Assessment Process officer. At SO1 grade.		£31,512			Reviews, joint commissioning and bids.	C3
Promotion of Equity release schemes		£25,000			Reviews, joint commissioning and bids.	A15
Volunteer support		£25,000			Reviews, joint commissioning and bids.	B4
Advertising campaign		£10,000			Reviews, joint commissioning and bids	B5

Annual joint service review summit		£10,000	£10,000	£10,000	Reviews, joint commissioning and bids	C1
Funding for private sector options	£20,000				Housing SMT to consider funding.	A9
Support for RSL development of Elders strategies.		£5,000			Reviews, joint commissioning and bids	A12
Encourage a West London strategic approach to Older Persons Housing.	£5,000				SP team will be joint funding a West London strategy officer who can feed into this work. Cost to Brent in 2004/5 is c£5000.	A16
Total Cost in year	£ 50,000	£108,537	£37,000	£10,000		

4. Staffing Implications

- 4.1 See above there is a requirement for two additional members of staff to fully deliver the recommendations of the strategy.

5. Legal Implications

- 5.1. Jointly funded posts are proposed to be financed from a pooled budget with Health, the power for which is found in section 31 of the Health Act 1999.
- 5.2 The proposed strategy sets the general direction for development of wide ranging housing services provided to older people and, but for 5.1 above, does not itself raise specific legal implications, however officers will need to ensure the legality of any specific steps taken in the course of implementation of the strategy.

6. Diversity Implications

6. An initial Equality Impact Assessment has been undertaken on the strategy this has not raised any equality issues that mean partial or full impact assessments need to be carried out. There are action points relating to BME , gender and disability issues in the strategy. Diverse groups and representative groups were consulted as part of the strategy.

7. Detail

- 7.1. The Older Persons housing strategy aims to offer quality and choice of housing across all tenures and appropriate housing support to the older people of Brent (i.e. those aged 60+) to enable independent living.

- 7.2 The strategy recognises the work that has been done on other housing strategies. This strategy attempts to pull those together along with recent data that offers evidence of gaps, to offer an overarching housing strategy for older people, which is consistent with the Brent Housing strategy.
- 7.3 The success of the Older Persons Housing Strategy will be achieved through effective links into the Joint Commissioning Strategy for Older People. There is therefore a proposal for a jointly funded officer to take forward and monitor the recommendations of the strategy.
- 7.4 The strategy has been developed to link into the health and social care strategies of the Primary Care Trust and Social Services particularly the Local Delivery Plan and the Joint Commissioning Strategy in order to deliver a person centred service approach for Brent residents. The strategy has been approved by the Health and Social Care Partnership Board.
- 7.5 The strategy has been through three drafts, and extensive consultation has taken place through questionnaires, a stakeholder steering group, public consultation, the Pensioners forum, Willow Housing and voluntary and BME groups have been involved in the consultations. Internal consultation has also taken place with Social Services, and Planning Services. Furthermore there has been consultation with the Health service priority action groups Brent Group for Older People and the Physical Disabilities Group.
- 7.6 The recommendations offer solutions to the issues raised in the strategy. A full copy of the recommendations are included in Section 6 of the full strategy document, included here as Appendix 1. They are split into service areas' responsibilities and list resource implications. The main areas for improvement and recommendations are included in the following points (7.7 – 7.11)
- 7.7 To resolve the need for appropriate housing support the strategy recommends:
- The Extension of Home Improvement Agency services (Appx 1. A1.).
 - Reducing the Disabled Facilities Grant waiting list (Appx 1. A3)
 - Conducting a Supporting People review of Older Persons Housing support services (Appx 2. B1 & B2).
 - Linking information on Older Persons Housing issues into the Quality of Life for Older People recommendations undertaken at corporate level.
- 7.8 To resolve the need for additional extra care sheltered accommodation over 5 years the strategy recommends:
- Engaging with housing associations.
 - Reviewing the assessment process supporting referral to this accommodation.
 - Undertaking financial assessments (Appx 1.A2)
 - Offering appropriate advice to people regarding this housing option.

- 7.9 To address the need for Housing. Health and Social Care to develop integrated approaches to enhance services the strategy recommends :
- An annual joint service review summit of Older Persons service involving all stakeholders.(Appx 1.C1).
 - Housing services to engage with the Single Assessment Process.(Appx 1.C3)
- 7.10 To address low levels of SAP, which rates thermal comfort, in Older People's owner occupied property the strategy recommends:
- Production of a revised Fuel Poverty strategy (Appx 1. A5)
 - Implementation of the Heatstreets energy efficiency scheme.
- 7.11 To address the need for further exploration of BME elders housing issues and housing support solutions the strategy recommends:
- Further Research and a subsequent action plan (Appx 1.A6).

8. Background Information

Any person wishing to inspect the full strategy document should contact: Nick Davies
(nick.davies@brent.gov.uk) 0208 937 2337.

Martin Cheeseman
Director of Housing Services

Appendix 1. Strategy Recommendations and Action Plan.

Action Plan:

The recommendations that are made in **Section 5. Planning for the future**, will need to be resourced or alternatively processes will need to be changed. The following section indicates how the recommendations could be implemented.

The following is a suggested action plan for taking the strategy forward dealing with both short and long term actions, where responsibility for taking forward actions lies, and where resources will come from.

A Housing Services.

Recommendation	Who is responsible	Timescale	Existing resources	Resources required
A1) Extend second level HIA services.	Housing service - PHS	March 2005	£ 10,000 Social services access and systems capacity grant. £8,000 PCT contribution. Elders voice have funding for HIA services.	ODPM need to reconsider funding in house HIAs. Housing and Supporting People Commissioning Body to consider ways to fund an increase in the funding for this service.
A2) Provide more extra care sheltered units over 5 years.	Housing service – Affordable Housing Development	March 2008		Investment is required from housing associations. Revenue funding from SSD and from Supporting People may be needed to fund housing support and care. A cost benefit analysis would need to be undertaken by Social Services. A bid for part of the DoH's £40M funding for extra care housing will be made in Oct 04.

<p>A3) Reducing the DFG waiting list.</p>	<p>Housing service – PHS</p>	<p>March 2005</p>	<p>There is capital available for extending the service 04/05 to deal with the backlog and reduce it from 18 mths to 3 mths within 2 yrs.</p>	
<p>A4) BHP to address Older People’s housing needs.</p>	<p>BHP</p>	<p>Ongoing</p>	<p>BHP need to decide upon how appropriate the funding of this</p>	<p>Supporting People is funding support workers for older people. This contract will be reviewed in early 2005. Possibility of re-configuring the service after the review</p>
<p>A5. Produce a revised Fuel Poverty strategy.</p>	<p>Energy Solutions NWL</p>	<p>Nov 2004</p>	<p>Energy solutions are progressing this with the Housing services.</p>	
<p>A6) Further study into BME elders housing needs followed by a specific plan for Housing and Support for Older BME groups.</p>	<p>Housing service – Policy & Research.</p>	<p>April 2005</p>		<p>Estimated cost is £15,000 RSLs need to sign up to this with some resources. Possibility of combining this with resources from SP admin grant and Health?</p>

<p>A7) Further general needs mapping.</p>	<p>Housing service – Policy & research.</p>	<p>Ongoing</p>	<p>Some of this work will be carried out by Environmental services. Willow are working on some needs mapping. PCT are working on some holistic mapping.</p>	<p>Estimated cost = £10,000</p> <p>Further resources will be needed to make this work comprehensive. Links with Supporting People 5 Year strategy to be made.</p>
<p>A8) Locata to develop its process for Older People.</p>	<p>Housing service – HRC</p>	<p>March 2005</p>	<p>This is a procedural issue which will have no apparent cost at present. One possible solution is for SP funded floating support staff to be more pro-active in helping older people access Locata. This needs to be drawn into SP service specs for floating services</p>	
<p>A9) Increasing Older People’s housing options, including private sector and under occupation schemes.</p>	<p>Housing service – HRC & PHIU</p>	<p>March 2005</p>		<p>There would need to be resources available to cover rent deposit guarantees and to advertise and incentivise schemes for under occupation.</p> <p>Estimated cost = £20,000</p>

A10) Develop effective Older Persons Housing advice	Housing service	December 2005	This needs to be tied into the ongoing advice review and to review of housing support for older people- SP contract reviews for older people will take place in 2005.	Resources maybe required following the review.
A11) Improved liaison with the planning service re the development of Older Persons Housing (specifically private sheltered schemes).	Housing service – Policy and Research	March 2005	Initially this can take the form of a meeting between Housing and Planning. To be followed by a review of the UDP and the preparation of Supplementary Planning Guidance on accessible housing.	Subsequent work to establish a comprehensive picture of private sector sheltered housing may require some additional staffing resource.
A12) Enabling RSLs to develop elders strategies which address BME elders issues.	Housing service – Enabling team	December 2005	There are mechanisms in place to assist RSLs.	This may require further staff resources. Estimated cost = 5,000
A13) Age impact assessments to be adopted.	Housing service – unit heads.	July 2004	They would be part of the EIA process at no extra cost unless issues were identified which demanded further assessment.	
A14) Gender and ageing research to be carried out.	Housing service – Policy and Research Health.	March 2005		This could be incorporated into the research proposed

A15) Further promotion of the equity release scheme.	Housing service – PHS	June 2005	PHS are currently responsible for this.	Extra revenue costs would be required to promote the scheme. Estimated cost = £ 25,000
A16. Encourage a West London strategic approach to Older Persons Housing.	Housing service – policy and research and SP team	Ongoing	This is a strategic issue which would require no extra funding at present.	SP team will be joint funding a West London strategy officer who can feed into this work. Cost to Brent in 2004/5 is c£5000.

B Support Services.

Recommendation.	Who is responsible	Timescale – to be achieved by.	Existing resources	Resources required.
B1) SP review of Older People’s support services.	Supporting People	December 2005	These resources are in place.	1 SP review officer- already included in budget
B2) Funding for elders alcohol support service.	Supporting People	June 2005	Resources required for this are estimated @ £ 40,000 per worker this would enable a caseload of 20 people. x3. The resources should come from reviews of current Supporting People services, or re-configuring Older Peoples services due for SP contract review in 2004/5.	

B3) Increase short term ad hoc floating support services.	Supporting People	March 2005	This may come about as a result of current supporting people reviews and would depend on Commissioning Body prioritising this work	Extra resources may be provided in time.
B4) Increase volunteer support in Brent.	Corporate Policy	December 2005	Work with Brava and the voluntary agencies to increase capacity.	Staff resource required = £ 30,000
B5) Borough-wide advertising campaign and corporate support for community involvement in supporting elders.	Corporate Policy	August 2005		A borough wide advertising campaign would cost £10,000
B6) Address the lack of 24 hour care required by some Elders who are returning home from hospital.	Social services	March 2005	Social services would take responsibility for this area.	Funding implications are yet to be quantified.
B7) Establishing housing support workers for older vulnerable council tenants.	BHP and SP team	March 2005	BHP would need to make a decision to resource this, or agree changes or expansion to current SP contract for older people.	Sp budget is currently funding services for older people provided by BHP. This is due for review early in 2005. Any change to this contract would need to be agreed by the Commissioning Body for SP.

B8) Public Health to assess the impact of the private sector grants regime on Older People.	PCT - Public Health	Ongoing	Arrangements are in place for this assessment to take place.	There may be resource implications further to the assessment.
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C Health and Social services (joint working):

Recommendation	Who is responsible	Timescale	Existing resources	Resources required.
C1) Annual joint review of Older Persons services.	Directors of : Social Services. PCT. Housing service. Willow and SP team	March 2005		Three months of staff time required to organise co-ordinate and mop up this 'summit'. = £ 10,000
C2) Review the assessment process for extra care sheltered.	Social Services.	Sept 2004	These resources exist.	
C3) Housing service to be involved in SAP planning.	HRC	Ongoing	SAP to be implemented by SS and Health April 2004. Housing are attending hospital discharge meetings.	Cost of housing SAP officer £ 31, 512k
C4) Protocols to be put in place for key interfaces between Health, social services and housing.	Housing services Social Services PCT Service Providers	July 2005	Work is ongoing and resources available.	

C5) Developing integrated advice for Older People across services.	PALS Health promotion Housing services Service Providers	Jan 2006	The network needs to be improved (among other things through mutual training and participation in forums).	
C6) Using GIS to combine Older Peoples needs data.	Nick Davies Judith Stanton John McCrae Alisdair McClean	June 2005	Housing pays for GIS services which are currently under used	
C7) Integrating services at a local level.	Director : PCT Housing Social Services Voluntary sector	Ongoing		
C8) Development of an integrated falls strategy.	PCT	Dec 2004	PCT are developing this.	
C9) Preventative services developed.	PCT Supporting People	2004 ongoing		Funding may be required subsequently
C10) Improved needs mapping across the services	PCT Housing Social services	Jan 2006	See A7.	The SP 5 year strategy offers opportunity to prepare mapping information to compare with other boroughs
C11) Review resources across services, seeking joint savings.	Directors : Social Services PCT Housing	Sept 2004	This follows on from C1.	
C12) Review the age specific eligibility for some services.	Housing Social Services	July 2005		This may ultimately result in savings.

<p>C13) A joint health, housing and social services post to implement and review the recommendations and participate in SP Contract reviews of older people services.</p>	<p>PCT Housing Social Services</p>	<p>April 2005</p>		<p>Staff cost = £40,000</p>
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