

Report of the Corporate Director of Health, Housing and Adult Social Care

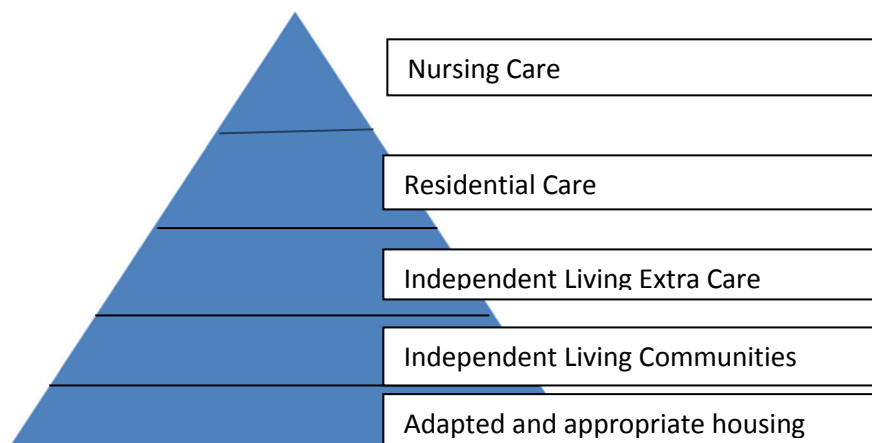
Older Persons' Accommodation Programme – An update on progress

Summary

1. This report gives an update on the progress of the Council's Older Persons' Accommodation programme and the various projects within it. It describes the work being undertaken and asks members to give their views on the various projects being undertaken.

Background

2. The provision for older people's accommodation can be represented as a pyramid with care needs traditionally increasing towards the top of the pyramid. The Older Persons' Accommodation Programme is working to provide and support the provision of high quality accommodation at all of these levels.



60+ Housing.

3. 81% of the city's residents aged 75+ own their own home, and have no involvement with Social housing services. This is significantly higher than the national average. The range of housing stock in the city does not fully reflect the needs of these older home owners, with bungalows being in very high demand. The recent Older Persons' Accommodation research

identified that 26% of respondents would like to remain in their existing homes with care and support if needed in their later years.

4. The Council's housing delivery programme is working to provide a mix of apartments and houses with generous space standards, level access and good environmental standards to meet the needs of all residents but which will specifically accommodate those with mobility impairments and those who may need to adapt their home as they age. The inclusion of Independent Living properties within this programme was raised at the recent resident engagement sessions.
5. The Council currently fund domiciliary care for approximately 650 residents. This is provided in general needs housing, independent living schemes and in extra care accommodation.
6. The Council's local plan housing policies promote a mix of housing types within developments, but there is not a policy direction on the type of accommodation for older people which is the most sought after. There is a role for the Older Persons' Accommodation Programme to ensure that our planning policies and strategic housing sites address the need for housing for residents of all ages. To do this, officers are engaging early with developers to promote the benefits of a housing mix that reflects the city's demographics, and to influence design to ensure that the accommodation is integrated with access to services and community facilities.
7. Advocacy groups for older people in the city report that they are regularly contacted by people wanting support to find appropriate accommodation, seeking assistance with right sizing, clearing out clutter, viewing properties, and moving house. Work is now underway to produce a city directory of the range of available accommodation in the city and to give guidance and advice on choosing the right accommodation.

Independent Living / Sheltered Housing

8. The city currently has 1176 independent living units, in 38 independent living developments with an average of 39 units per scheme. Many of the Council's Independent Living Communities are smaller than this. These are provided by a range of Housing providers, and for a mix of tenures and budgets.
9. The average number of applications for Council 1 bedroomed independent living properties is 18.4, reflecting the significant demand for properties. However the number of bids per property varies across the Council's developments from 30+ to 1 when vacancies were last advertised, which may be reflective of the location and quality of the facilities.
10. The Older People's accommodation stakeholder group, made up of representatives from older persons' advocacy groups and Independent Living providers, has requested that the next phase of the programme

should include a review of the independent living model in the city and an analysis of opportunities for improvements in each of the schemes.

11. The Older Persons' Accommodation Programme is currently working on site to Refurbish and extend the Lincoln Court Independent Living Community in Westfield Ward. Once complete the building will have 35 one bedroomed apartments, communal lounges, laundry facilities, a salon and a communal kitchen. Work is progressing well on site, with the development due for completion in late spring 2020. The tenants who have expressed an interest in moving back into the new development have now had the opportunity to choose their kitchen and bathroom fittings, as the "tenants Choice" works have been included in the contract.

Independent Living with Extra Care.

12. The aim to support people with high care needs to continue to live independently with any level of care needs, is continuing to drive the development of Extra Care accommodation. The first phase of the programme extended and improved the facilities at Glen Lodge and provided 24 hour care at Auden House, Glen Lodge and Marjorie Waite Court. Joseph Rowntree Housing Trust have recently opened the first phase of their extra care accommodation at New Lodge. The Council have made their first nominations of tenants for the properties for which we have acquired nomination rights.
13. Officers within The Older Persons' Accommodation Programme are currently managing a project to extend and improve Marjorie Waite Court in Clifton Ward to provide 33 additional units of accommodation with Extra Care. This development includes 29 apartments, which will be a mix of traditional and open plan dementia ready apartments, and four Bungalows. This work is now due for completion in spring 2021. The work to establish and supply power to the new plant room and to ensure that the ongoing living environment is safe and warm for the current tenants has delayed the switch over to the new plant room until the end of the year. Once this work is complete work can begin on the decommissioning of the old plant room and the extension building can be connected to the existing property.
14. The Council had previously agreed to work with a provider to develop extra care accommodation on the site of the former Oakhaven care home. However due to planning restrictions and financial viability this project has not progressed. A number of alternative options for the site are being modelled for financial viability and officers expect to present a report to the executive making recommendations for the site early in 2020.
15. There are a total of 286 extra care units in the city, with a further 175 planned. Provision of Independent Living properties with Extra Care is higher in the east and west of the city than in the north. The units at New Lodge and Marjorie Waite will create a more even distribution. There are currently no commercial extra care developments in the city, however

officers have been in discussion with a number of developers who are keen to develop open market extra care properties. The Older Persons' Accommodation research found that approximately 9% of our residents would be keen to move into an extra care property if their social and care needs require it.

Nursing & Residential Care

16. The city currently has 1300 nursing and residential care beds. The level of provision varies across the city, with provision highest in the north. Currently there are approximately 450 residents in care home places funded by the Council, this figure varies depending on the number of short breaks placements. With partners across the city there are plans in place to deliver a further 158 high quality care home beds. This work includes support the development of nursing & residential care facilities at Burnholme and the former Fordlands site.
17. On 14 July 2016 Executive concluded that the Haxby Hall Care Home cannot continue in its current condition in the medium term due to poor facilities, including lack of en-suite bathrooms and general poor environmental quality. In January 2018, following consultation with staff and residents, Executive agreed that a developer/operator should be procured, who would take over Haxby Hall residential home as a going concern, with a commitment to deliver improved care facilities on the site. Following a procurement exercise, work has been ongoing to find a way to ensure access to the rear of the care home site, to allow development of a new care home in two phases and ensure that the residents are able to remain in their home throughout the work. A report is due to be presented to the executive in January 2020 recommending a route to delivering this.
18. The planning approval for the Lowfield Green development includes outline approval for an 80 bed care home. It had originally been envisioned that a care home developer would be procured to build on the site, with the Council buying 25 dementia and Nursing care beds back at the Council's Actual Cost of Care rates. A procurement exercise to deliver this failed to attract any compliant bids. At a similar time Officers were completing research with our older residents about their accommodation preferences. This research highlights residents desire to live independently with care and support available where needed. Officers have since been working to establish how best to develop Older Persons' Accommodation on the site, which will support those with care needs and also complement the surrounding high quality mixed tenure accommodation. A report is expected to be presented to the executive in spring 2020.

Ongoing work for the Older Persons' Accommodation programme.

19. Officers are continuing to work with colleagues across the council and stakeholders across the city to encourage the development of modern age appropriate accommodation. This includes other Council major projects, planning, social landlords, commercial developers, York Older People's Assembly, Age UK York and many others.

Financial Implications

20. The Older Persons' Accommodation Programme is on track to achieve the £553k saving agreed in the original business case. We will refine the financial modelling as the outcomes of each of the projects are realised.

Risk Management

21.

| | Risk | Mitigations |
|---|--|--|
| 1 | Options for accommodation for older people do not match the expectations and aspirations of the city's residents | The programme has carried out research to establish residents' preferences and will continue to engage residents and stakeholders in future projects, to better understand resident's expectations. |
| 2 | Those with high care needs and their carers/assessors do not recognise Extra Care accommodation as suitable because this model of accommodation is not yet well established in York. | Resident, carer, staff and advocates engagement will raise awareness of the options available and the opportunities that Extra Care accommodation provides. |
| 3 | Insufficient funding available to deliver all elements of the programme. | The programme's financial model is constantly reviewed. The provision for Older Persons' Accommodation will form an integral part of the Council's housing development function. Each capital element of the programme will have an individual business case. |

Recommendations

22. Members are asked to note the content of this report and give their views on the progress of the programme, specifically on those items due to be presented to the executive early in 2020

Reason: *In order to inform the development of future projects within the Older Persons' Accommodation Programme.*

Contact Details

| | | | |
|---|---|---|---------------------|
| Author: | Chief Officer responsible for the report: | | |
| Vicky Japes Older Persons' Accommodation Programme Manager Tel: 01904 553382 vicky.japes@york.gov.uk | Tom Brittain Assistant Director of Housing & Community Safety | | |
| | Report Approved | ✓ | Date 5/11/18 |
| Specialist Implications Officer(s) Legal – Walter Burns (Ext 4402)Gerard Allen (Ext 2004) Finance – Debbie Mitchell (Ext 4161) and Steve Tait (Ext 4065) Property – Philip Callow (Ext 3360) and Ian Asher (Ext 3379) | | | |
| Wards Affected: All | | | |